

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



34 Clarence Street, Wolstanton, Newcastle, ST5 8AR

£129,500

- Fully Modernised
- Open Plan Living/Dining Room
- Stylish Modern Bathroom + Shower
- Combi Boiler
- Two Bedrooms
- Superb Fitted Kitchen + Appliances
- UPVC Double Glazing
- Chain Free

Looking for an affordable property you can move straight into?

Here on Clarence Street this property is bound to suit someone who is looking for minimal work.

There's an open plan living/dining room on the ground floor along with a practical porch, modern fitted kitchen and a bathroom with white suite. Upstairs are two carpeted double bedrooms.

The property has a composite front door, UPVC windows and gas central heating from a combi boiler! There is a pleasant enclosed rear yard.

In terms of location, Clarence Street is walking distance away from Wolstanton High Street and Wolstanton Marsh.

For more information call or e-mail us



GROUND FLOOR

ENTRANCE HALL

Double glazed composite front door. Fitted mat.

SUPERB LOUNGE WITH DINING AREA

27'1" x 11'3" (8.26 x 3.43)

Fitted carpet. Two radiators. UPVC double glazed windows with curtains and curtain poles. Feature fireplace with living flame effect gas fire. Low voltage spotlights. Two wall lights. Stairs to the first floor.

FITTED KITCHEN

11'6" x 6'2" (3.51 x 1.88)

Gleaming tiled floor. Part tiled walls. Excellent range of white high-gloss wall cupboards and base units together with worktops and integrated electric hob, stainless steel cooker hood and eye level double oven. UPVC double glazed window with fitted roller blind. Concealed gas combi boiler for central heating and hot water. Low voltage spotlights. Radiator.

REAR HALL

UPVC double glazed external door. Gleaming tiled floor. Storage area.

REFITTED MODERN BATHROOM

6'7" x 5'10" (2.01 x 1.78)

Tiled flooring to match the kitchen and rear hall. Tiled walls. White suite featuring

a shaped bath with shower fitting and screen over and a wc and wash basin within a white fitted unit. UPVC double glazed window with fitted roller blind. Stainless steel centrally heated towel rail. Low voltage spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'3" x 11'2" (3.43 x 3.40)

Fitted carpet. Radiator. UPVC double glazed window with curtain pole and curtains. Low voltage spotlights.

BEDROOM TWO

15'6" x 8'1" (4.72 x 2.46)

Fitted carpet. UPVC double glazed window with curtain pole and curtains. Radiator. Low voltage spotlights.

OUTSIDE

Small paved patio area to the rear.

On street parking at the front.





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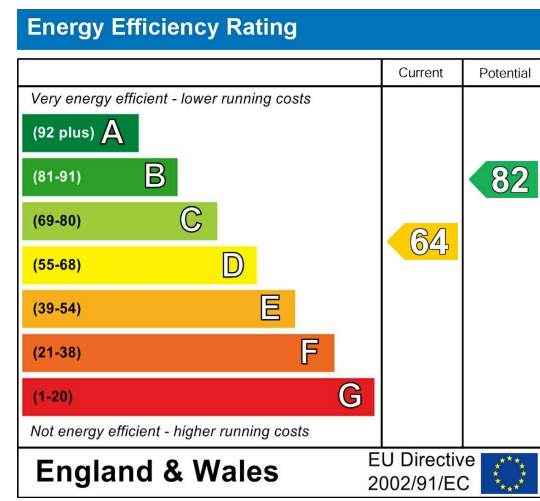
MATERIAL INFORMATION

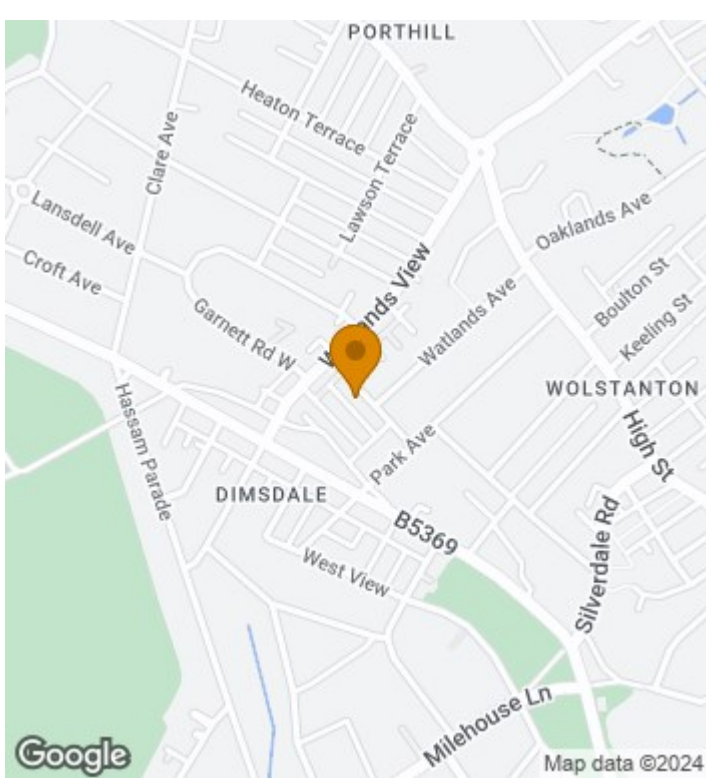
Tenure - Freehold

Council Tax Band - A



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PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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