

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



15 Upper Belgrave Road, Normacot, Stoke-On-Trent, ST3
4RW

£158,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Corner Position
- Off Road Parking
- Garage
- Upstairs Bathroom
- Two Reception Rooms
- Potential For An Extension (Subject to Planning)

THREE BEDROOMS, OFF ROAD PARKING AND A GARAGE!

This semi-detached town house is on the corner of Upper Belgrave Road and Hamilton Road and has the benefit of a block paved driveway from Hamilton Road to a detached single garage.

On the first floor you'll find three really decent sized bedrooms together with a bathroom whilst downstairs there are currently two reception rooms and a small kitchen.

We believe that many buyers will consider this property to have potential for extension subject of course to appropriate consent being obtained.

There is UPVC double glazing throughout as well as gas central heating and the property undoubtedly offers scope for general updating.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Laminate look vinyl flooring. Walk in under stairs store with UPVC double glazed window.

LOUNGE

13'2 x 12'4 (4.01m x 3.76m)

Fitted carpet. Double radiator. UPVC double glazed bow window. Feature fireplace with ornate timber surround and living flame gas fire.

DINING ROOM

11'11 x 11'7 (3.63m x 3.53m)

Laminate look vinyl flooring. Range of base units with a dark timber finish. Single drainer sink unit. Storage cupboard. Double radiator. UPVC double glazed window.

KITCHEN

7'10 x 6'5 (2.39m x 1.96m)

Wall cupboards and base units with a stainless steel sink unit. Plumbing for washing machine. Tiled floor. UPVC double glazed window with fitted blind. UPVC double glazed external rear door. Wall mounted Vaillant gas central heating boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

13'4 max x 12'6 (4.06m max x 3.81m)

Fitted carpet. Double radiator. UPVC double glazed window.

BEDROOM TWO

12' x 8'2 + recess (3.66m x 2.49m + recess)

Fitted carpet. Radiator. UPVC double glazed window. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

BEDROOM THREE

10'6 x 7'10 (3.20m x 2.39m)

Fitted carpet. Double radiator. UPVC double glazed window.

BATHROOM/WC

6'7 x 5'9 (2.01m x 1.75m)

Laminate look vinyl flooring. Coloured suite. UPVC double glazed window. Double radiator.

OUTSIDE

This semi-detached end town house is on the corner of Upper Belgrave Road and Hamilton Road with lawn and shrubs to the side behind mature hedges and with a block paved path to the front door and a block paved patio at the rear together with a garden shed and double gates to a wide block paved drive leading to a...

DETACHED SINGLE GARAGE

Up and over door.





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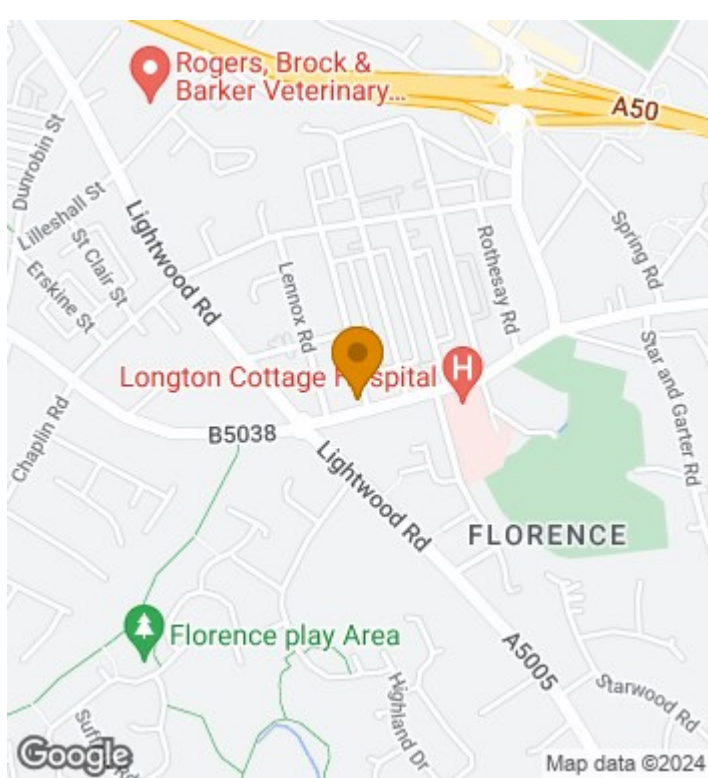
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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