

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Havergal Walk, Longton, Stoke-On-Trent, ST3 5ES

£140,000

- Watch Our Online Video Tour
 - Kitchen Diner
 - UPVC Double Glazing
 - Garage
- Three Good Sized Bedrooms
 - Comfortable Lounge
 - Combi Boiler
 - Neutral Decoration

A three bedroom property ready for immediate occupation and offered for sale with no onward chain!

Havergal Walk is located in a quiet position in Adderley Green whilst offering fantastic local access to all sides of the city as well as Longton Town Centre.

This house provides the benefit of three good sized bedrooms, a family kitchen-diner and a comfortable lounge. There is an enclosed maintenance free garden at the rear as well as a detached brick garage with a brand new roof.

There is UPVC double glazing throughout and central heating is provided by a gas combi boiler. Neutral decoration is apparent throughout and there is plenty of internal storage in this family sized house.

Local schools are only a short distance away as well as many other essential amenities.

The property is inundated with selling features and is offered for sale at an extremely competitive price which is bound to attract interest from first time buyers, growing families and possibly buy to let investors.

Please see our video tour to appreciate what is really on offer here! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. UPVC double glazed door. Stairs to the first floor.

LIVING ROOM

14'3 max x 10'4 max (4.34m max x 3.15m max)

Fitted carpet. Radiator. UPVC double glazed window.

REAR HALL

Vinyl flooring. UPVC double glazed rear door. Store cupboard.

KITCHEN DINER

17'8 max x 9'4 max (5.38m max x 2.84m max)

Two UPVC double glazed windows. Part vinyl, part carpet flooring. Radiator. Range of wall cupboards and base units. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Store cupboard with Ariston combi boiler.

BEDROOM ONE

11'7 x 9'6 (3.53m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'7 x 9'0 (3.23m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM THREE

8'6 x 7'10 (2.59m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BATHROOM

5'10 x 4'10 (1.78m x 1.47m)

Laminate flooring. Radiator. Part tiled walls. UPVC double glazed window. Panelled bath with shower overhead and wash basin.

WC

Laminate flooring. Radiator. UPVC double glazed window. Wc.

OUTSIDE

To the front of the property is a lawned area with a pathway. To the rear there is a low maintenance garden comprising a patio area, external stores and a...

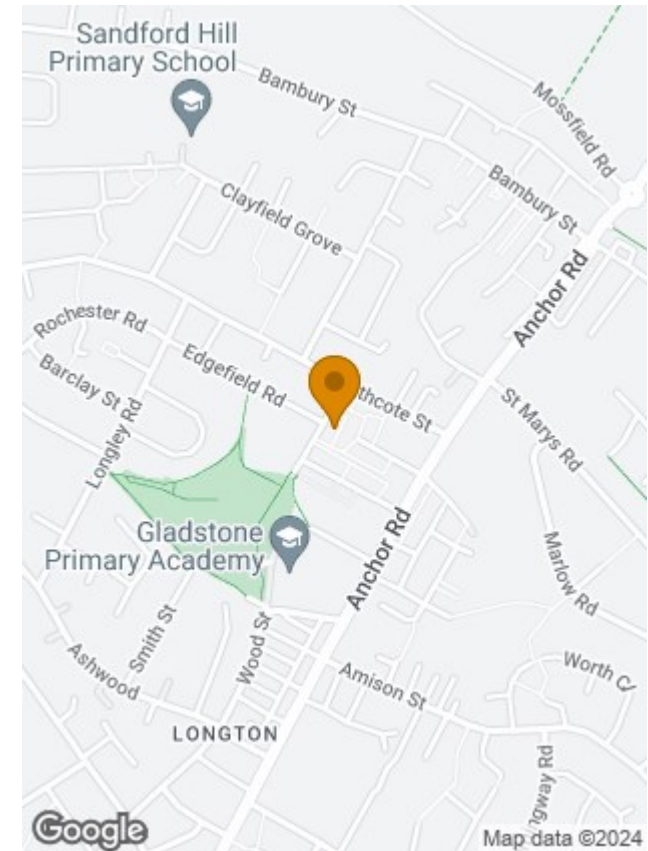
DETACHED BRICK GARAGE

Light and power. New roof.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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