

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Sutherland Avenue, Dresden, Stoke-On-Trent, ST3 4EQ

£200,000

- Watch Our Online Video Tour
- Three Bedrooms
- Open Views
- Separate Lounge And Dining Room
- Extended Accommodation
- Large Garden
- Utility Room And Downstairs Cloak Room
- Close To Longton Park

UNIQUE, EXTENDED AND IMPRESSIVE

This is a traditional looking semi-detached house which was extended around 25 years ago and which offers probably the ultimate in affordable family accommodation in a good location.

There are wonderful open views from the rear of the house and an extensive garden to which there is vehicle access and where an off-road parking area could be created.

Step inside the property and the accommodation includes a separate lounge and dining room, downstairs cloakroom, separate utility room and a fitted kitchen. On the first floor there are three bedrooms of practical size and a family bathroom.

The refitted kitchen and the UPVC double glazed windows were all replaced just over two years ago, the kitchen has a 5 Year guarantee and the UPVC double glazing is guaranteed for 10 years. The property is being sold with no onward chain to slow down your purchase.

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



ENTRANCE HALL

Fitted mat. Radiator with decorative cover. Stairs leading to the first floor.

DINING ROOM

10'11 x 8'11 (3.33m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed bay window.

LOUNGE

19'00 x 10'11 (5.79m x 3.33m)

A stunning room with fantastic open views from the double glazed room height aluminum patio doors to the rear. Fitted carpet. Radiator. Elegant white fireplace with marble hearth and inserts with living flame gas fire.

INNER HALL

Laminate flooring. Under stairs storage cupboard.

CLOAK ROOM/WC

5'10 x 2'10 (1.78m x 0.86m)

Laminate flooring. White low level wc and wash basin. Radiator with decorative cover. UPVC double glazed window.

UTILITY ROOM

8'09 x 6'04 (2.67m x 1.93m)

Laminate flooring. Radiator. Work surface. Plumbing for washing machine. UPVC double glazed window. External door.

FITTED KITCHEN

10'03 x 9'01 (3.12m x 2.77m)

Dark grey shaker style wall cupboards and base units together with integrated gas hob, stainless steel cooker hood, under oven, fridge and dishwasher. Laminate flooring. Radiator. Two UPVC double glazed windows. Part tiled walls. Concealed Potterton gas central heating boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to loft.

BEDROOM ONE

10'03 + bay x 9'11 (3.12m + bay x 3.02m)

Fitted carpet. Radiator. UPVC double glazed bay window. Range of fitted wardrobes with room height mirrored doors. Built in storage cupboard.

BEDROOM THREE

9'02 x 7'09 (2.79m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

FAMILY BATHROOM

6'04 x 6'03 (1.93m x 1.91m)

Fitted carpet. Off white coloured suite with a panelled bath, pedestal wash basin and low level wc. Radiator. UPVC double glazed window with fitted blind. Airing cupboard with insulated hot water cylinder.

BEDROOM TWO

12'10 x 6'06 (3.91m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe with mirrored doors. Loft access.

OUTSIDE

To the front of the property set behind a brick wall and double gates is a terraced low maintenance garden.

Whilst to the rear of the house there is a raised paved patio with views over the private and mainly lawned garden which features established trees and shrubs and to which there is vehicle access to the rear and the potential for off-road parking. There are also two timber garden sheds.





Austerberry
The Best Move You'll Make

MATERIAL INFORMATION

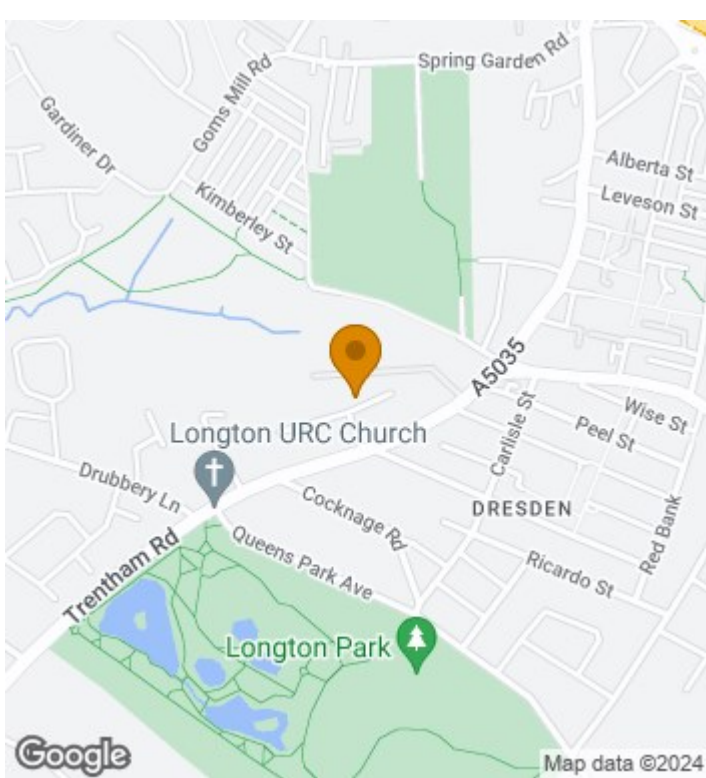
Tenure - Freehold

Council Tax Band - B



Austerberry
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	47	
(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

Austerberry[™]
the best move you'll make