

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Farnworth Road, Weston Park, Stoke-On-Trent, ST3 5TR

£240,000

- Watch Our Online Video Tour
- Three Bedrooms
- Fully Fitted Kitchen
- Very Convenient Location
- Corner Plot
- Big Double Glazed Conservatory
- Comfortable Lounge With A Multi Fuel Stove
- Brick Garage

## CORNER PLOT, BIG CONSERVATORY AND THREE BEDROOMS!

In a prominent position on the corner of Farnworth Road and Helston Avenue this detached house has features including a fully fitted kitchen with integrated appliances and a big double glazed conservatory!

This really is a practical family home in a very convenient location. With a most comfortable lounge containing a multi-fuel stove, manageable gardens with a big private paved patio area, three bedrooms and a first floor shower room complete with a rain head shower.

There is UPVC double glazing throughout and heating is from a Main gas combi boiler.

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



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Contemporary style black vertical radiator. Stairs leading to the first floor and door into the...

### LOUNGE

15'06 x 11'06 (4.72m x 3.51m )

Laminate flooring. Double radiator. UPVC double glazed bow window with vertical blinds. Feature fireplace with multi fuel stove. Under stairs storage cupboard. Door into the...

### FULLY FITTED KITCHIN WITH DINING AREA

14'06 x 8'03 (4.42m x 2.51m)

Vinyl flooring. Excellent range of wall cupboards and base units with soft close drawers and doors and a high gloss white finish together with integrated appliances to include a gas hob, cooker hood, eye level oven and fridge freezer. Plumbing for washing machine. Spotlights. Low level LED lighting. Two UPVC double glazed windows with fitted vertical blinds. Door into the...

### CONSERVATORY

13'08 x 12'10 (4.17m x 3.91m)

UPVC double glazed windows and double doors leading into the garden... all with fitted vertical blinds. Radiator.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Wood and glass balustrades. UPVC double glazed window with fitted vertical blinds. Access to the loft.

### BEDROOM ONE

13'03 x 8'02 (4.04m x 2.49m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

### BEDROOM TWO

10'11 x 8'00 (3.33m x 2.44m)

Laminate flooring. Radiator. UPVC double glazed radiator with fitted vertical blinds.

### BEDROOM THREE

9'10 max, 7'01 min x 6'01 (3.00m max, 2.16m min x 1.85m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard with Main gas combi boiler.

### SHOWER ROOM

6'01 x 6'00 (1.85m x 1.83m )

Tile effect laminate flooring. Corner shower with rain head shower fitting. White low level wc and pedestal wash basin. UPVC double glazed window with fitted vertical blinds. Stainless steel towel rail radiator. Spotlights.

### OUTSIDE

This house stands on a corner plot with frontages to both Farnworth Road and Helston Avenue.

There are lawned and walled gardens to the front and side and a large private paved patio area accessed from the Conservatory.

A driveway from Helston Avenue leads to the...

### DETACHED BRICK SINGLE GARAGE

Up and over door. Side door. UPVC double glazed window.





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**MATERIAL INFORMATION**

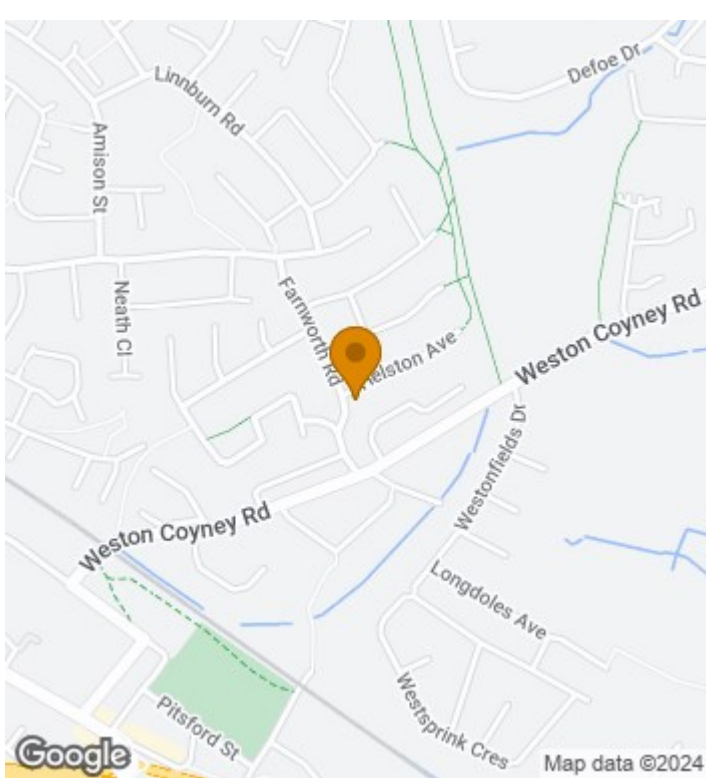
Tenure - Freehold

Council Tax Band - C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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