

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



48 Victoria Street, Basford, Stoke-On-Trent, ST4 6EF

£120,000



- Watch Our Online Video Tour
- Fully Modernised
- Separate Lounge and Dining Rooms
- Two Bedrooms
- Modernised Kitchen
- UPVC Double Glazing And Gas Central Heating
- Short Distance Away From Newcastle Under Lyme Town Centre
- Ready To Move Into

The opportunity to purchase a fully modernised terraced house in an excellent location!

This property in Basford has been fully modernised by its current owners and is now offered for sale at an attractive price which is bound to be of interest to first time buyers and investors alike.

The property boasts modern UPVC double glazed windows throughout, gas central heating from a combi boiler and a modernised kitchen and a bathroom. Decoration is contemporary throughout and the property is ready for immediate occupation with little to no spend necessary!

Externally, the property has a forecourt at the front and offers a low maintenance and manageable garden at the rear.

Properties in this area really don't stay on the market for long mainly due to the fantastic location which is only a short distance away from Newcastle Under Lyme Town Centre and the Royal Stoke University Hospital.

We would be delighted to show you around! Please see our video tour, to arrange your viewing call or e-mail us.





## GROUND FLOOR

### FRONT RECEPTION ROOM

11'06 x 10'11 (3.51m x 3.33m)

Composite double glazed front door. UPVC double glazed window. Laminate wood effect flooring. Gas fire within a feature fireplace. Radiator.

### DINING ROOM

11'05 x 11'05 (3.48m x 3.48m)

Wood effect laminate flooring. UPVC double glazed window. Radiator. Under stairs cupboard.

### KITCHEN

11'07 x 6'06 (3.53m x 1.98m)

Modern shaker style kitchen. Tiled splashback. Integrated electric oven, gas hob and stainless steel extractor. Plumbing for washing machine and dishwasher. Space for fridge freezer. Wood effect laminate flooring. UPVC double glazed window.

### REAR LOBBY

Composite double glazed rear door. Storage cupboard with the combi boiler and shelving.

## BATHROOM

7'04 x 6'01 (2.24m x 1.85m)

Modern white suite containing a p-shaped bath with power shower over, wc and wash basin. Chrome heated towel rail radiator. Tiled walls. Spotlights.

## FIRST FLOOR

### BEDROOM ONE

11'05 x 11'00 (3.48m x 3.35m)

Wood effect laminate flooring. Radiator. UPVC double glazed window. Feature fireplace.

### BEDROOM TWO

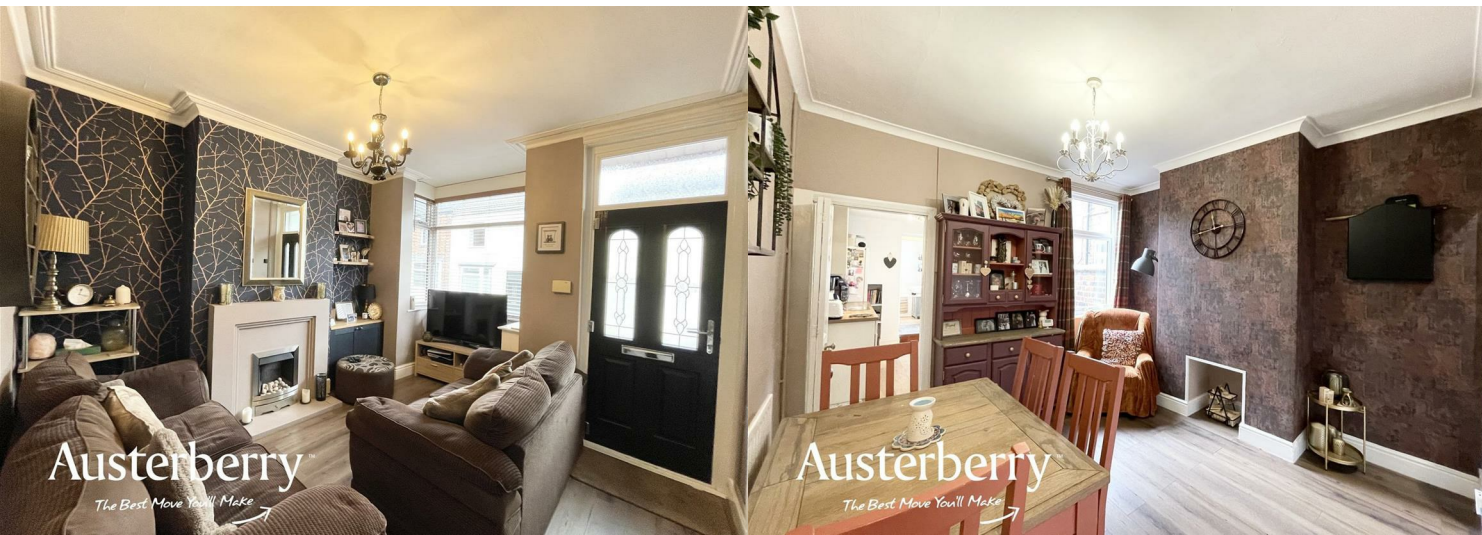
11'06 x 11'06 (3.51m x 3.51m)

Grey fitted carpet. UPVC double glazed window. Radiator. Storage cupboard above the stairs.

## OUTSIDE

To the front of the property there is a walled forecourt.

To the rear of the property there is an enclosed low maintenance paved rear yard.







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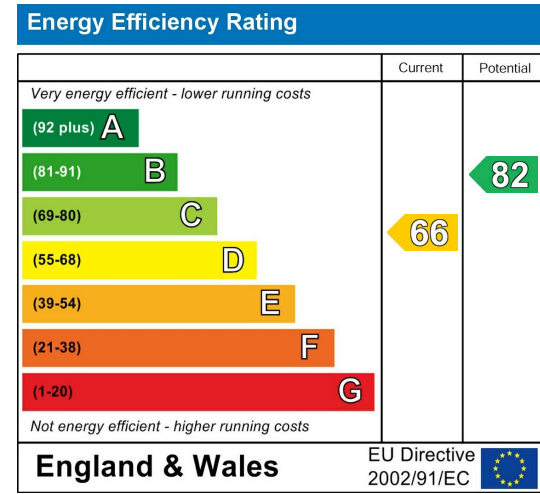
**MATERIAL INFORMATION**

Tenure - Freehold

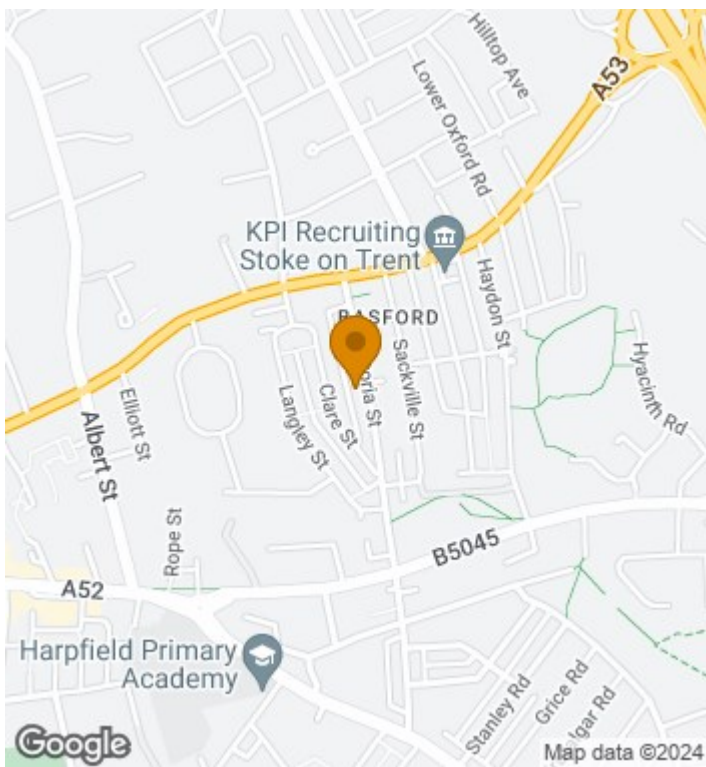
Council Tax Band - A



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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](mailto:enquiries@austerberry.co.uk)

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