

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Althrop Grove, Longton, Stoke-On-Trent, ST3 1UF

£190,000

- Watch Our Online Video Tour
- Cul-De-Sac Location
- Dining Room
- Conservatory
- Three Bedrooms
- Stylish Kitchen
- Huge Living Room
- En-Suite

Family sized accommodation in a quiet cul-de-sac location!

This three bedroom semi-detached house in Longton has been designed with imagination and with comfort and practicality in mind.

Upon entrance there is a stylish kitchen with an adjacent dining room which has been created by utilisation of a previous garage space. At the rear of the property is a huge living room which is much larger than average and beyond that there is even a conservatory, making a total of three reception rooms!

Upstairs, there are three useful sized bedrooms, with the master bedroom benefitting from a lovely en-suite in addition to the main family bathroom, meaning there will be no need for morning squabbles over who is using the bathroom!

At the front of the property, there is a driveway providing essential off road parking and at the back of the property there is a manageable and enclosed garden.

This property really does present fantastic value for money and in the current market it is difficult to find so much on offer at such an appealing price!

For more information call or e-mail us.



GROUND FLOOR

KITCHEN

11'5 max x 9'11 max (3.48m max x 3.02m max)
Vinyl flooring. Radiator. UPVC double glazed front door. UPVC double glazed window. Plumbing for a washing machine/dishwasher. Range of wall cupboards and base units with integrated electric oven, gas hob, fridge and freezer.

DINING ROOM

12'5 x 7'6 (3.78m x 2.29m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

LIVING ROOM

18'2 max x 13'3 max, 7'11 min (5.54m max x 4.04m max, 2.41m min)
Fitted carpet. Two radiators. UPVC double glazed window. Gas fire. Stairs to the first floor. UPVC double glazed sliding door into the...

CONSERVATORY

9'8 x 8'6 (2.95m x 2.59m)
Vinyl flooring. Ceiling fan. UPVC double glazed windows and French doors into the garden.

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Store cupboard with hot water cylinder. Access to the loft.

BEDROOM ONE

12'1 max x 8'3 max (3.68m max x 2.51m max)
Fitted carpet. Radiator. UPVC double glazed windows. Two fitted wardrobes.

EN-SUITE

5'9 x 4'2 (1.75m x 1.27m)
Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Shower unit with an electric shower, pedestal wash basin and wc.

BEDROOM TWO

9'5 x 7'7 (2.87m x 2.31m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'6 x 7'9 (2.59m x 2.36m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'4 x 6'5 (2.24m x 1.96m)
Tiled floor. Radiator. Panelled bath, pedestal wash basin and wc.

OUTSIDE

There is a driveway to the front of the property providing parking for two vehicles. There is an enclosed South facing garden which is not overlooked and has a small patio area to the rear with an artificial lawn and timber shed.





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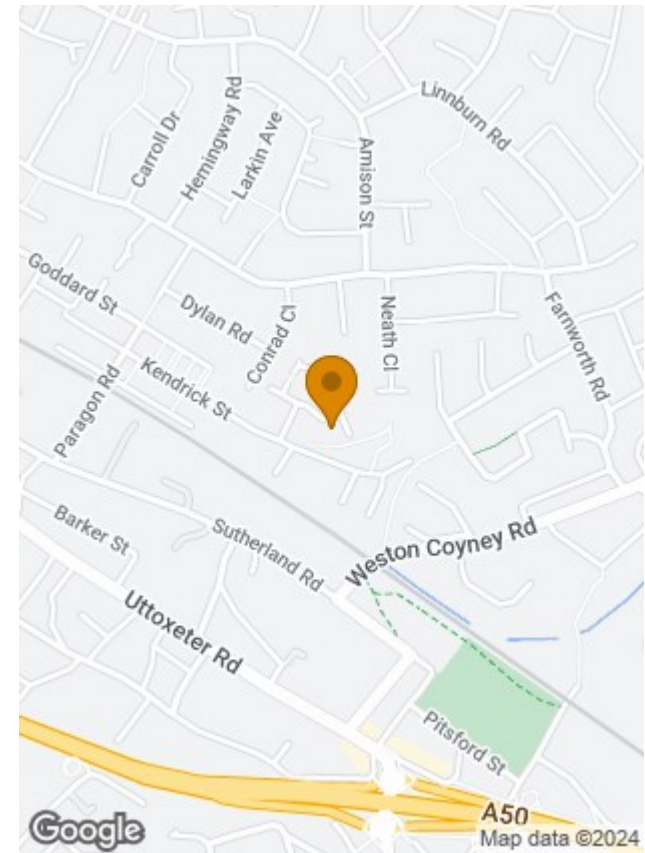
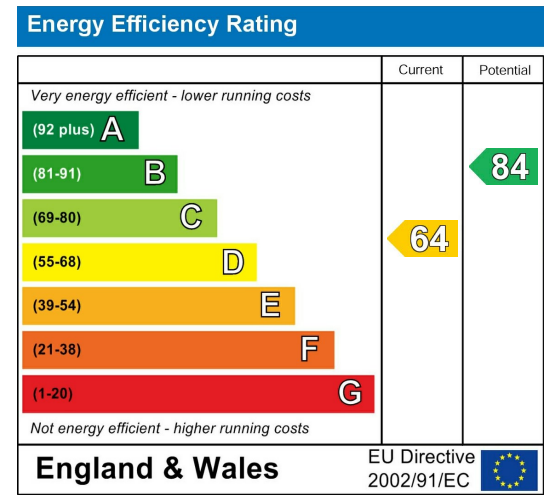
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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