

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



434 Dividy Road, Berry Hill, Stoke-On-Trent, ST2 0AA

Offers In Excess Of

£120,000

- Watch Our Online Video Tour!
- Two Large Bedrooms (Could Be Three)
- Low Maintenance Gardens
- Double Glazing
- Kitchen With Dining Space
- Shower Room With A Separate Wc
- Gas Central Heating
- No Chain!

A unique town house offered for sale with no onward chain!

This much loved property has been under the same ownership for over 50 years and it is now available for its new owner to make it their own.

Ground floor accommodation offers an entrance hall, a comfortable living room and a kitchen at the back of the house with space to dine and providing ample storage space.

The first floor provides the footprint of three bedrooms, but at present the house is operating as two large double bedrooms! At the front of the property, the historical partition wall was dismantled to make way for a huge bedroom complete with fitted wardrobes. The first floor also features a shower room with separate wc.

There are low maintenance gardens at the front and rear of the property and on street parking is also available at the front.

There is gas central heating throughout and timber double glazed windows. We anticipate that you may wish to cosmetically improve the property selectively at your leisure.

We would be delighted to show you around! See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Timber front door. Stairs to the first floor

LIVING ROOM

15'08 max x 12'3 max, 10'0 min (4.78m max x 3.73m max, 3.05m min)
Fitted carpet. Radiator. Timber double glazed window. Gas fire. Storage cupboard.

KITCHEN

12'4 x 9'01 (3.76m x 2.77m)
Vinyl flooring. Radiator. Timber double glazed window and rear door. 3 x storage cupboards. Part tiled walls. Range of wall cupboards and base units.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Cupboard housing the hot water cylinder. Access to the loft.

BEDROOM ONE

15'9 x 12'2 max (4.80m x 3.71m max)
Fitted carpet. Two radiators. Two double glazed timber windows. Fitted wardrobes.

This was previously two bedrooms and has been knocked into one!

BEDROOM TWO

12'10 max, 9'0 min x 12'2 max (3.91m max, 2.74m min x 3.71m max)
Fitted carpet. Radiator. Timber double glazed window.

SHOWER ROOM

5'5 x 5'0 (1.65m x 1.52m)
Vinyl flooring. Timber double glazed window. Walk in shower compartment and a wash basin in a vanity unit.

WC

Vinyl flooring. Timber double glazed window. Wc.

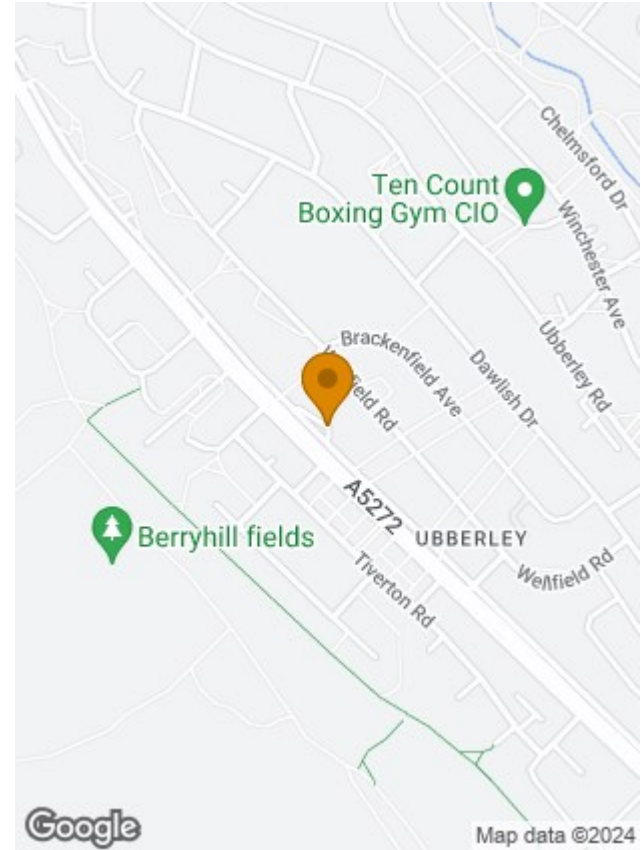
OUTSIDE

There is a low maintenance front garden with on street parking and a low maintenance garden to the rear with a patio area, timber shed and a brick outhouse housing the gas fired boiler.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (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

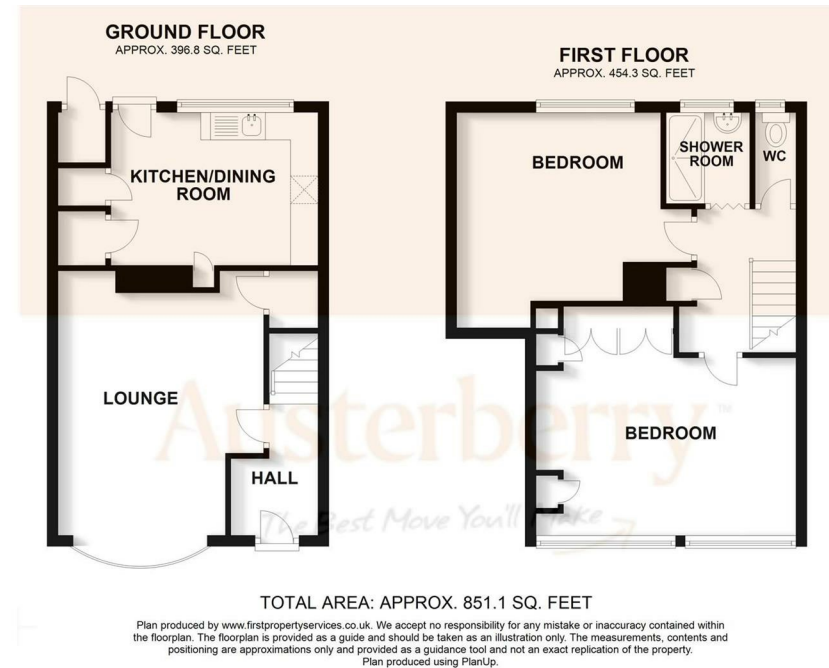
Tenure - Freehold

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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