

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Huxley Place, Longton, Stoke-On-Trent, ST3 1SN

£275,000



- View Our Online Video Tour!
- Two Reception Rooms
- GF Shower Room
- Conservatory
- Five Bedrooms
- A Lengthy Sized Kitchen
- FF Bathroom
- Garage

## FANTASTIC VALUE FOR MONEY WITH FIVE BEDROOMS!

This five bedroomed house offers unbelievable accommodation and fantastic value for money! Situated in a popular Meir Hay location, we are sure that you will be amazed that there is so much house on offer at such an attractive price.

The property boasts two reception rooms, a 26 foot long kitchen and five generously sized bedrooms as well as a stunning ground floor shower room and conservatory. New UPVC double glazed windows were installed less than twelve months ago and the property has been subjected to considerable investment externally providing enclosed gardens and ample off road parking thanks to a pressed concrete driveway.

There is a practical rear garden with a porcelain tiled patio and composite decking area and also a useful garage. Properties like this don't come available often!

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)





## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Stairs to the first floor.

### LOUNGE

15'9" x 11'1" (4.80 x 3.38)

Laminate flooring. Radiator. UPVC double glazed window. Gas fire. Storage cupboard.

### SECOND RECEPTION ROOM

11'3" x 10'7" (3.43 x 3.23)

Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

### CLOAKS/WC

Tiled floor. UPVC double glazed window. Corner wash basin with tiled splashback and wc.

### SHOWER ROOM

4'9" x 4'6" (1.45 x 1.37)

Walk in shower unit and wash basin in vanity unit, Tiled walls. Centrally heated towel rail radiator.

### KITCHEN

26'0" x 7'10" max (7.92 x 2.39 max)

Vinyl flooring. UPVC double glazed windows and rear door. Range of wall cupboards and base units. Breakfast bar. Vertical radiator. Radiator. Ariston combi boiler.

### CONSERVATORY

13'5" x 8'2" (4.09 x 2.49)

Tiled floor. Patio doors leading into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Storage cupboard. Access to the loft.

## BEDROOM ONE

12'5" x 10'7" (3.78 x 3.23)

Fitted carpet. Radiator. UPVC double glazed window. Fitted roller blind.

## BEDROOM TWO

12'6" x 8'1" (3.81 x 2.46)

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

## BEDROOM THREE

Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind.

## BEDROOM FOUR

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

## BEDROOM FIVE

9'6" x 6'0" max (2.90 x 1.83 max)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Purpose built single bed.

## BATHROOM

6'1" x 6'1" (1.85 x 1.85)

Vinyl flooring. UPVC double glazed window. Bath with shower over, wash basin within a vanity unit and wc. Part tiled walls. Radiator.

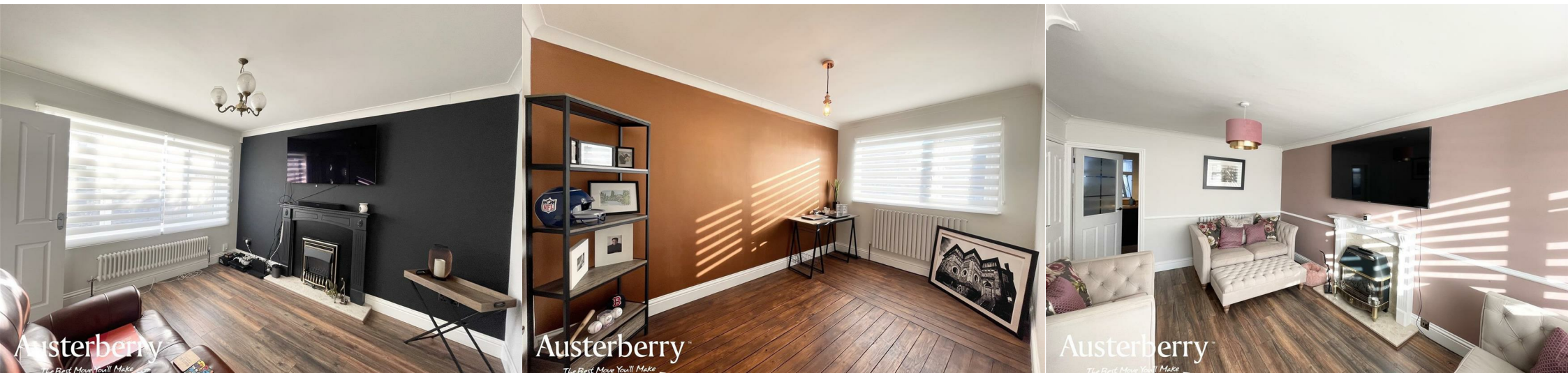
## OUTSIDE

Enclosed front garden with pressed concrete pathway and smart gravelled areas. Large corner plot which extends to the side of the property providing a private lawned area and timber shed.

There is an impressive rear garden with a porcelain paved patio and composite decking area and also a pressed concrete driveway providing off road parking and access to the...

## DETACHED SINGLE GARAGE

Extra large in size!





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**MATERIAL INFORMATION**

Tenure - Freehold

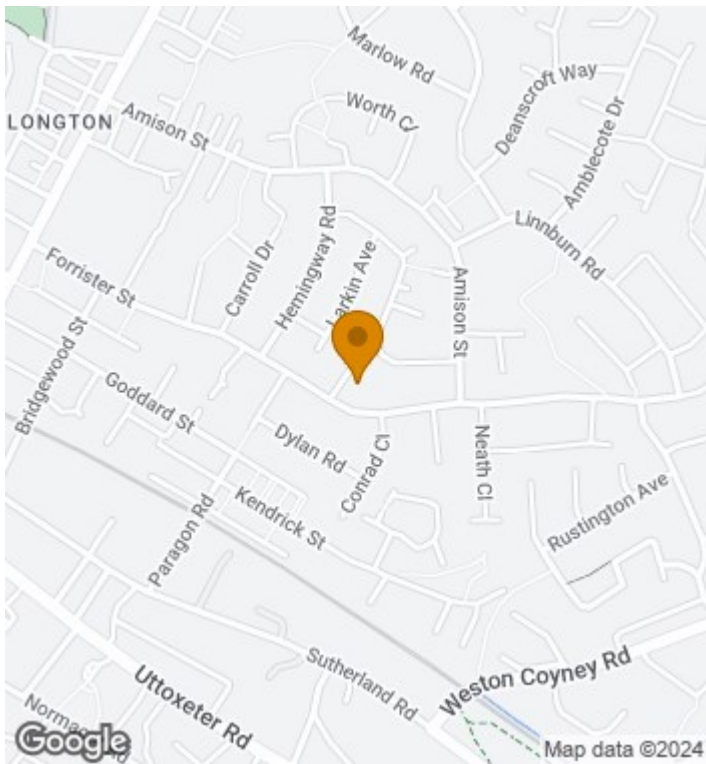
Council Tax Band - B



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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>		
(69-80) <b>C</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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