

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Clarence Street, Wolstanton, Newcastle, ST5 8AR

£129,500

- Modernised Terraced Property
 - Two Reception Rooms
 - White Bathroom Suite
 - UPVC Double Glazing
- Two Bedrooms
- Refitted Kitchen
- New Combi Boiler
- New Carpets

FULLY MODERNISED AND READY TO MOVE INTO!

Just a short walk away from Wolstanton High Street you'll find this totally modernised terraced property which is ready to move into and being sold with no onward chain to slow down your purchase!

Features of the house include two bedrooms, two reception rooms, a refitted kitchen and an attractive bathroom with white suite and rain head shower over the bath.

A new gas combi boiler has recently been installed, the house has new UPVC double glazing throughout as well as fresh decoration and new carpets.

For more information please contact us.



GROUND FLOOR

SITTING ROOM

11'2 x 11'2 (3.40m x 3.40m)

New composite double glazed front door. New UPVC double glazed window. Radiator. Laminate flooring.

LIVING ROOM

12'1 x 11'4 (3.68m x 3.45m)

Laminate flooring. Radiator. New UPVC double glazed window. Walk in under stairs storage cupboard with shelving. Stairs leading to the first floor. Door into the...

KITCHEN

11'6 x 6'1 (3.51m x 1.85m)

Brand new range of shaker style wall cupboards and base units. Laminate flooring. Radiator. Gas cooker. Fridge freezer. New UPVC double glazed external door and window. New gas combi boiler for central heating and hot water.

BATHROOM/WC

7'6 x 5'0 (2.29m x 1.52m)

Tiled floor and part tiled walls. White suite complete with rain head shower and screen over the bath. Radiator.

FIRST FLOOR

SMALL LANDING

New fitted stair and landing carpets.

BEDROOM ONE

11'3 x 11'2 (3.43m x 3.40m)

New fitted carpet. Radiator. New UPVC double glazed window.

BEDROOM TWO

12'2 x 11'4 (3.71m x 3.45m)

New fitted carpet. Radiator. New UPVC double glazed window. Walk in storage cupboard/wardrobe.

OUTSIDE

There is a potential patio area to the rear and on street parking to the front.

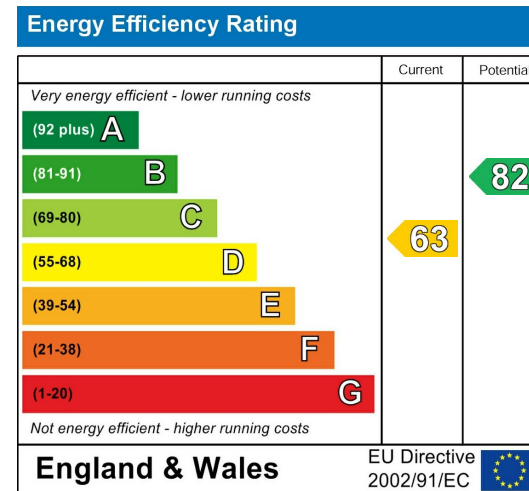


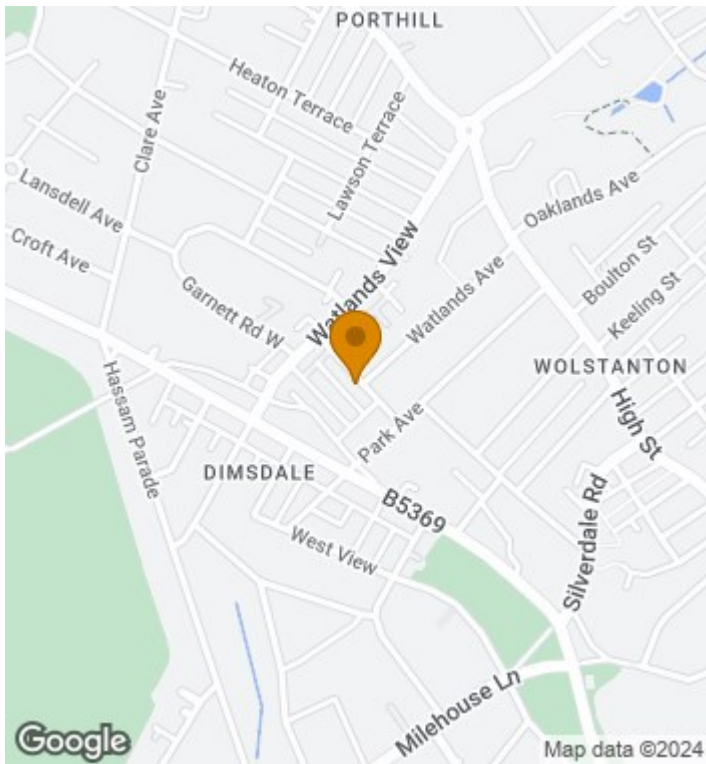


MATERIAL INFORMATION

Tenure - Freehold

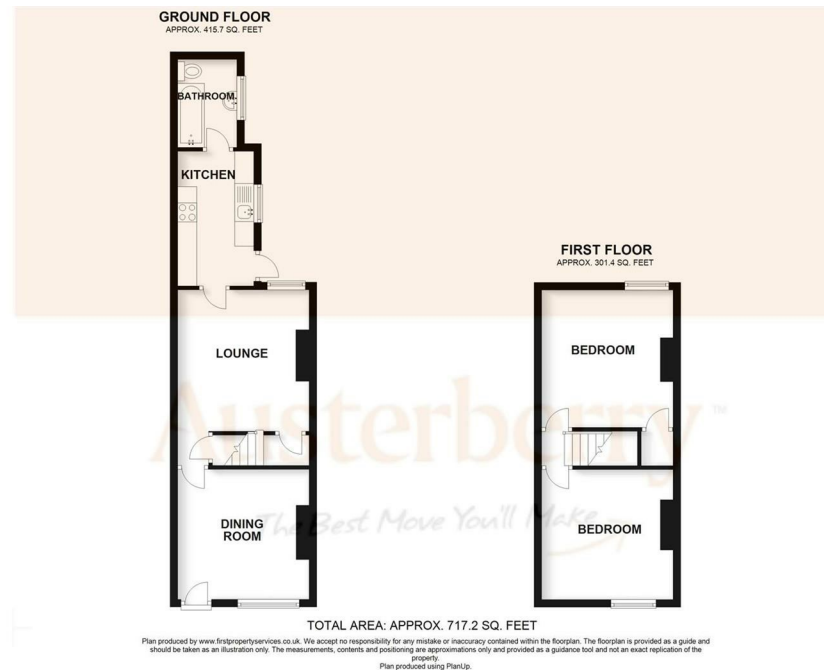
Council Tax Band - A





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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