

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



140 Whieldon Road, Mount Pleasant, Stoke-On-Trent, ST4 4JJ

£195,000



- Watch Our Online Video Tour!
- Traditional Appearance
- Desirable Mount Pleasant Location
- Convenient For A50/A500
- Three Bedroom
- Excellent Accommodation
- Close To Schools
- Sun Lounge Extension

## TRADITIONAL APPEARANCE AND EXCELLENT ACCOMMODATION!

The present owners have decided that after around forty years at their much-loved family home in Whieldon Road it's time to move to a bungalow and we are delighted to offer this very special property for sale.

The accommodation really is ideal for a family including a downstairs cloakroom/wc, a large and comfortable lounge and a practical open plan kitchen with dining area from which double glazed patio doors open into the delightful sun lounge which overlooks the low maintenance rear garden.

Upstairs you'll find three bedrooms and a bathroom with a white suite and shower over the bath. The property has UPVC double glazing, gas central heating and we understand that it can be sold with no onward chain!

See our online virtual tour and for more information call or e-mail us.



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## GROUND FLOOR

### PORCH

UPVC double glazed windows and a double glazed composite front door. Tiled floor. Door into the...

### ENTRANCE HALL

Tiled floor. Radiator. Storage cupboard.

### CLOAKROOM/WC

Wood flooring. White wc with a concealed cistern and wash basin within a fitted unit. Tiled walls. Spotlights. UPVC double glazed window.

### LOUNGE

17'2 into bay x 10'9 (5.23m into bay x 3.28m)

Wood flooring. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with coal effect gas fire.

### KITCHEN AND DINING ROOM

17'1 x 7'11 (5.21m x 2.41m)

Part tiled walls. Grey laminate flooring. Range of white wall cupboards and base units together with eye level double oven, microwave, gas hob, cooker hood and breakfast bar. Double and single radiators. UPVC double glazed window with fitted vertical blinds and double glazed patio doors with fitted vertical blinds leading into the...

### SUN LOUNGE

16'8 x 8'1 (5.08m x 2.46m)

Tiled floor. Radiator. Spotlights. UPVC double glazed windows and double doors into the garden... all with fitted vertical blinds. Concealed Glow Worm gas central heating boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window. Access to the boarded loft which has light, a vellux window and carpet - and is a great storage space!

### BEDROOM ONE

13'5 into bay x 10'3 (4.09m into bay x 3.12m)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds. Range of bespoke fitted furniture including wardrobes, storage cupboards and drawers.

### BEDROOM TWO

11'10 x 8'11 to face of wardrobes (3.61m x 2.72m to face of wardrobes )

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes and storage cupboards together with airing cupboard with hot water cylinder.

### BEDROOM THREE

7'1 x 6'0 (2.16m x 1.83m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BATHROOM/WC

7'10 x 5'10 (2.39m x 1.78m)

Laminate flooring, Tiled walls. White suite featuring a shaped bath with shower and screen over, low level wc and wash basin. Double radiator. UPVC double glazed window with fitted vertical blinds. Spotlights. Extractor.

### OUTSIDE

There's a fenced front garden with double gates into the drive, additional parking space and a raised bed. Tall double gates separate the drive from the rear garden which is fully enclosed and features decking, artificial grass, lawn and storage shed/workshop.







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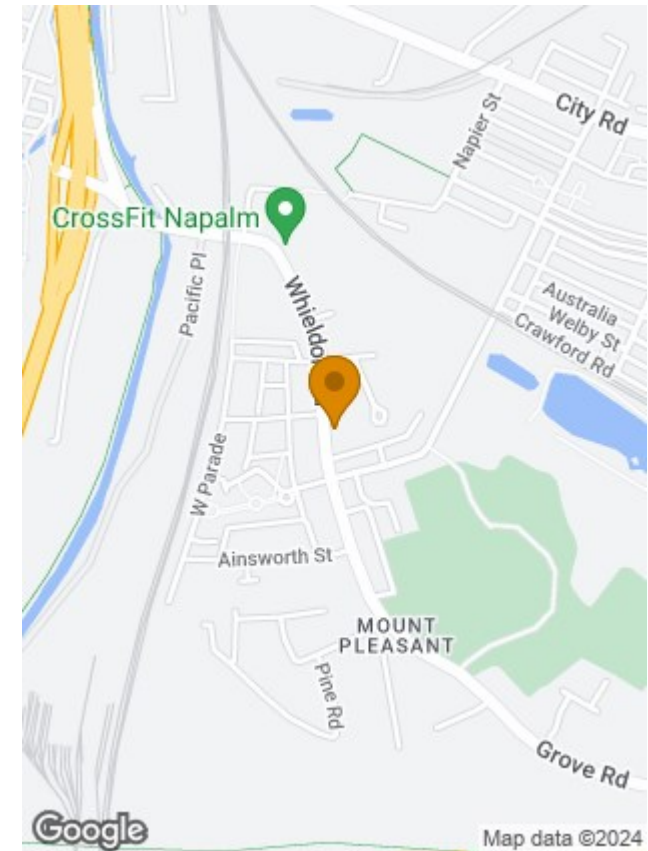


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024



## MATERIAL INFORMATION

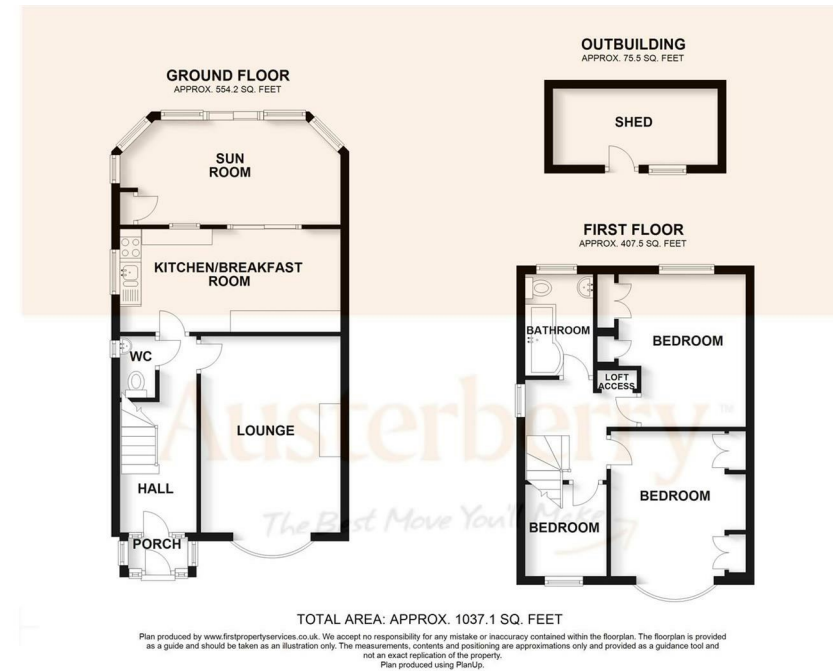
Tenure - Freehold

Council Tax Band - B



### 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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