

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Bardsey Walk, Longton, Stoke-On-Trent, ST3 2SW

£140,000

- Watch Our Online Video Tour!
- Modern Fitted Kitchen
- GF Cloaks/Wc
- Compact Rear Garden
- Two Bedrooms
- Combined Living/Dining Rooms
- Shower Room
- Garage

Spacious, practical and affordable accommodation.

This house on Bardsey Walk offers so much value for money! Located in a quiet residential area just walking distance from the town centre of Longton, you will find a delightful end townhouse.

With a combined living room and dining room, modern fitted kitchen and ground floor wc and there's a porch to the front and to the rear for practical storage.

Upstairs are two double bedrooms, a modern shower room with separate wc and outside there is a brick garage with a compact rear garden.

Offered with no upward chain, we know you'll be surprised at what this house has to offer!

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



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## ENTRANCE PORCH

Composite front door. UPVC double glazed window. Vinyl floor.

## LIVING ROOM

7'09 max 9'08 min x 13'10 max 10'11 min (2.36m max 2.95m min x 4.22m max 3.33m min)

Timber internal door. Fitted carpet. Radiator. Two UPVC double glazed windows. Electric Fire.

## REAR HALL

Timber rear door. Tiled floor. Radiator. Store cupboard. Access to stairs.

## W/C

Vinyl floor. Part tile walls. W/c and wash basin.

## KITCHEN

12'0 max x 7'06 max (3.66m max x 2.29m max)

UPVC double glazed window. Vinyl floor. Radiator. Range of base units. Integrated oven and microwave. Integrated electric hob. Wall mounted extractor.

## REAR PORCH

Timber door into the garden. Tiled floor.

## FIRST FLOOR

## LANDING

Fitted carpet. Loft access. Two store cupboards one of which contains the combi boiler.

## BEDROOM ONE

14'03 x 8'08 (4.34m x 2.64m)

UPVC double glazed window. Laminate floor. Radiator.

## BEDROOM TWO

12'04 x 8'11 (3.76m x 2.72m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

## SHOWER ROOM

5'09 x 5'09 (1.75m x 1.75m)

UPVC double glazed window. Vinyl floor. Radiator. Part tiled walls. Shower. Wash basin.

## W/C

5'10 x 2'08 (1.78m x 0.81m)

W/C. Vinyl floor. Tiled walls.

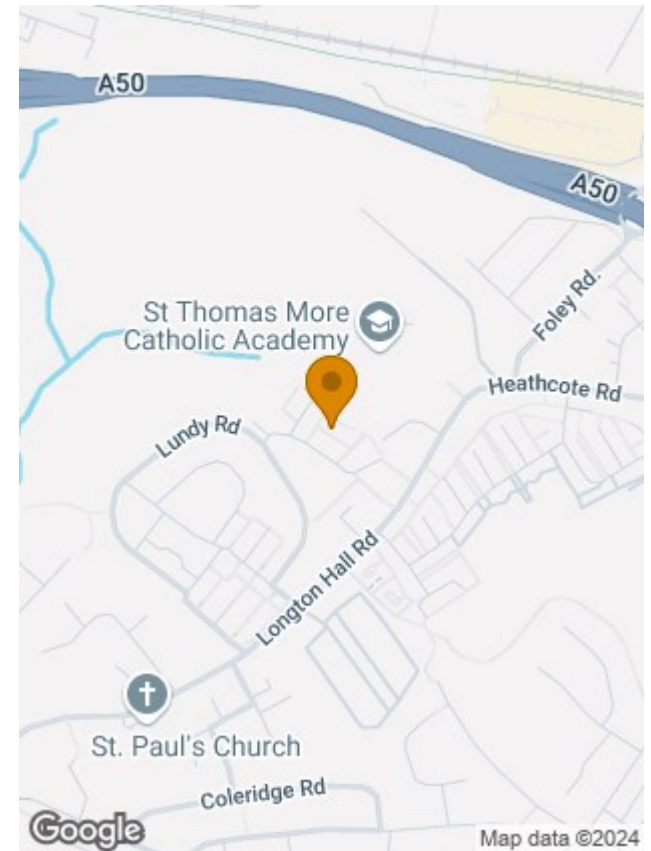
## OUTSIDE

To the rear of the property there is an enclosed garden with timber shed and a brick garage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



## MATERIAL INFORMATION

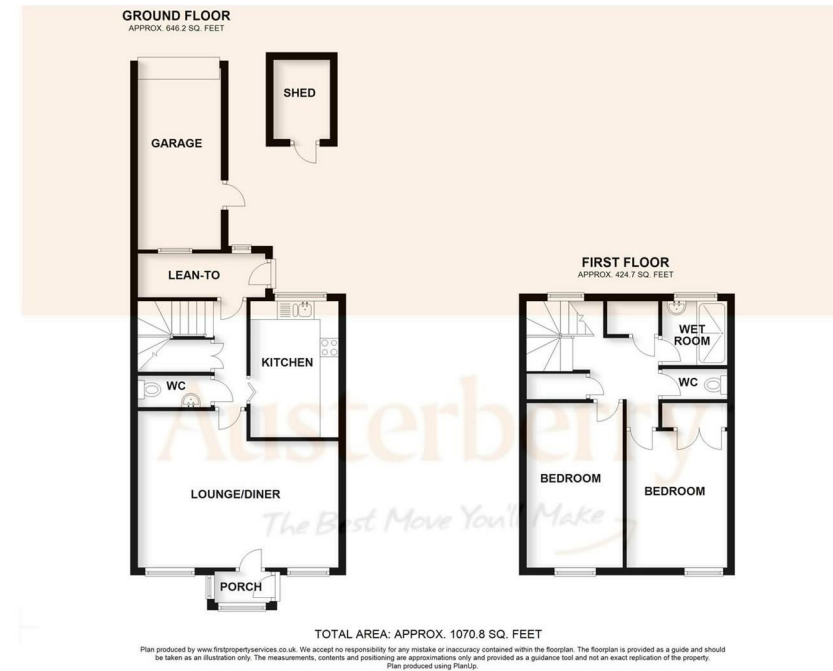
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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