

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



84 Chaplin Road, Normacot, Stoke-On-Trent, ST3 4RH

£130,000

- Watch Our Online Video Tour!
- Three Reception Rooms
- Large Rear Yard
- UPVC Double Glazing
- Three Bedrooms
- First Floor Bathroom
- Gas Combi Boiler
- No Chain!

## THREE BEDROOMS AND THREE RECEPTION ROOMS!

A big impressive house in need of complete modernisation and refurbishment but already with gas central heating from a combi boiler and UPVC double glazing.

This isn't a property that you will want to move into in its present condition but it does have fantastic potential and a particularly large paved yard area to the rear as well as a small block paved forecourt to the front.

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



## GROUND FLOOR

### PORCH

UPVC double glazed front door.

### ENTRANCE HALL

UPVC double glazed door from the porch. Radiator with decorative cover. Stairs to the first floor.

### SITTING ROOM

15'4 into bay x 11'10 (4.67m into bay x 3.61m)

Feature fireplace. Radiator with decorative cover. UPVC double glazed bay window.

### LIVING ROOM

12'3 x 12'3 (3.73m x 3.73m)

Feature fireplace. UPVC double glazed window. Open archway leading into...

### ROOM

6'3 x 5'8 (1.91m x 1.73m)

Double radiator. UPVC double glazed window.

### DINING ROOM

11'4 x 10'5 (3.45m x 3.18m)

Double radiator. UPVC double glazed window.

### KITCHEN

9'4 x 6'11 (2.84m x 2.11m)

Wall cupboards and base units with a natural timber effect finish. Tiled floor and part tiled walls. Plumbing for washing machine. UPVC double glazed window. Timber external door.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

15'6 x 12'3 (4.72m x 3.73m)

Radiator. Two UPVC double glazed windows.

### BEDROOM TWO

12'2 x 9'8 (3.71m x 2.95m)

Radiator. UPVC double glazed window. Laminate flooring.

### BATHROOM/WC

7'0 x 6'2 (2.13m x 1.88m)

Tiled floor and walls. White suite with shower and screen over the bath. Stainless steel centrally heated towel rail radiator. UPVC double glazed window.

### BEDROOM THREE

12'8 x 10'6 (3.86m x 3.20m)

Radiator. UPVC double glazed window. Concealed gas combi boiler.

### OUTSIDE

The property stands behind a walled and block paved forecourt whilst to the rear there is a particularly large paved area complete with a...

### BRICK AND TILE OUTBUILDING

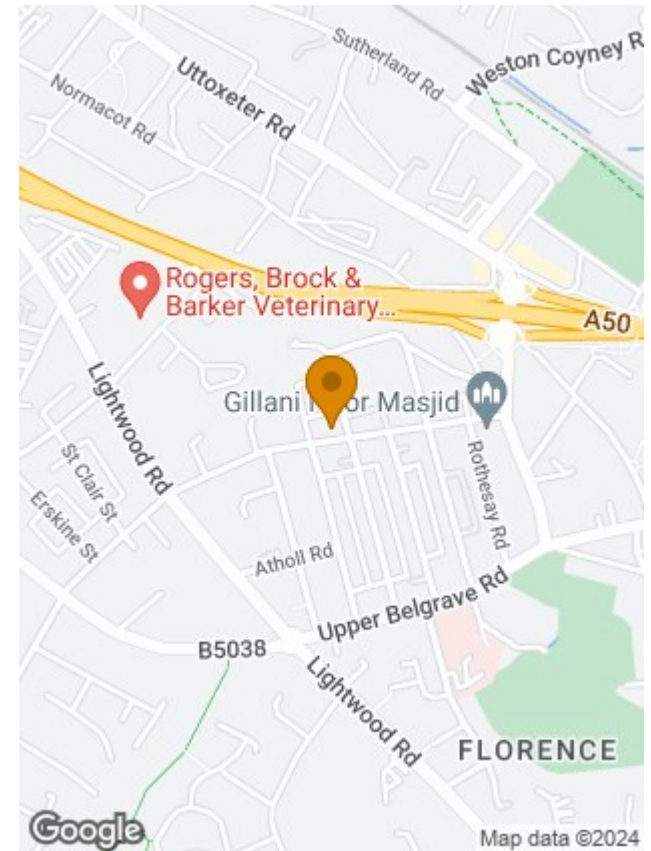
10'1 x 5'5 (3.07m x 1.65m)

Tiled floor.





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>		<b>74</b>
(55-68) <b>D</b>	<b>55</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

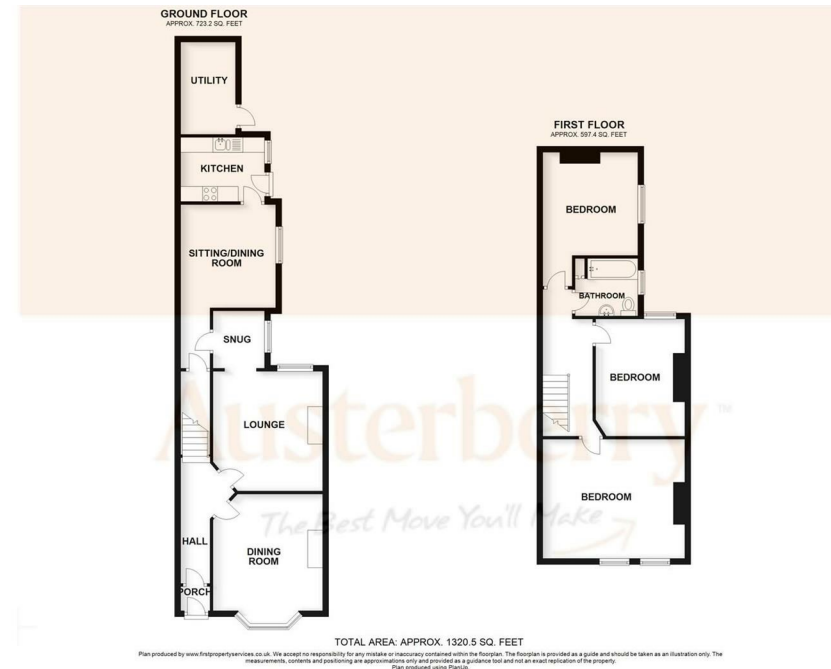
Tenure - Freehold

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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