

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



93 Goddard Street, Longton, Stoke-On-Trent, ST3 1LR

£140,000

- Two Double Bedrooms
- Fantastic Fitted Kitchen
- Bath With Rain Head Shower.
- UPVC Double Glazing
- Modernisation Just Completed
- Integrated Appliances!
- Combi Boiler
- A Dream Buy!

Fully modernised and ready to live in!

A dream buy to first time buyers looking for a house that is conveniently close to Longton, is ready to move in to and doesn't need any money spending on it!

This property has just been completely refurbished and modernised featuring a fantastic fully fitted kitchen with complete range of integrated appliances as well as a very smart first floor bathroom with a black rain head shower over the bath.

There is a combi boiler for the central heating system, the windows are all UPVC double glazed units... as are the front and back doors and the house has easy to maintain gardens to both front and back.

This house is ready to move into and there is no chain to slow down your purchase!

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door and window with fitted vertical blinds. Grey laminate look flooring. Double radiator. Stairs leading to the first floor. Door into the...

LOUNGE

14'6 x 12 front (4.42m x 3.66m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Feature living flame effect electric fire and feature paneling. Media wall.

FITTED KITCHEN

14'4 x 9'6 rear (4.37m x 2.90m rear)

Grey laminate flooring. Really excellent range of wall cupboards and base units finished in white with a range of integrated appliances to include electric hob, stainless steel cooker hood, eye level double oven, washing machine, dishwasher and fridge/freezer. Plinth heater. Part tiled walls. Spotlights. UPVC double glazed window with fitted Venetian blind. UPVC double glazed rear door. Utility cupboard with shelving and UPVC double glazed window. Boiler room containing the Baxi combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

18' x 9'3max (5.49m x 2.82mmax)

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

BEDROOM TWO

12'5 x 11'7max rear (3.78m x 3.53mmax rear)

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

BATHROOM / WC

7'6 x 5'4 rear (2.29m x 1.63m rear)

Tiled floor and walls. White low level W/C and wash basin within a unit. Paneled bath with black rain head shower and screen. Two UPVC double glazed windows. Spotlights. Stainless steel central heated towel rail.

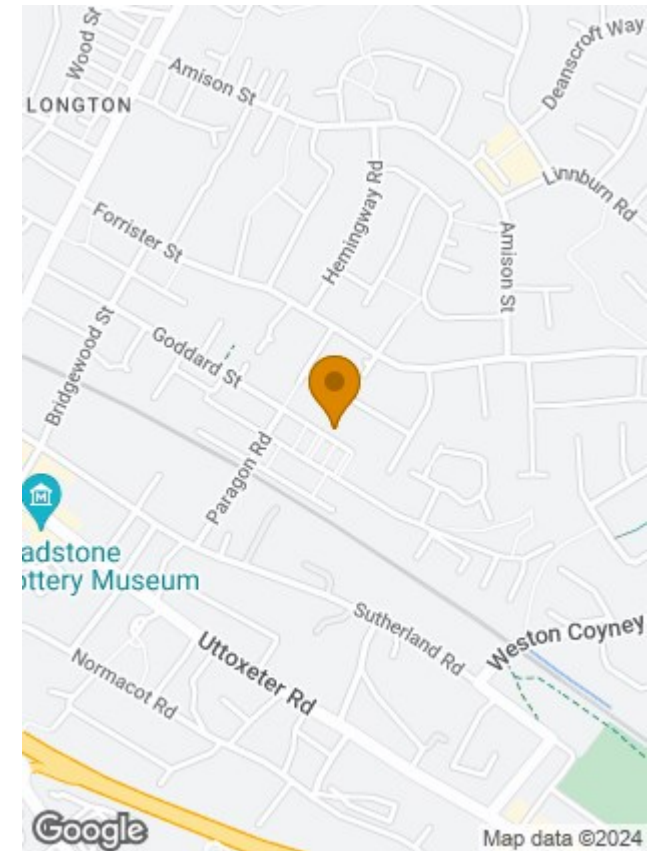
OUTSIDE

Lawned open plan front garden. Enclosed and compact rear garden with patio, lawn, shrubs. Outside tap and shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Google

Map data ©2024

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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