

# Austerberry<sup>TM</sup>

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Estate Agents

Letting and Management Specialists



31 Nutbrook Avenue, Fenton, Stoke-On-Trent, ST4 4LA

£170,000

- Three Bedrooms
- Fitted Kitchen
- Combi Boiler
- Huge Garden
- Large Plot Size
- Utility Room
- Potential To Extend
- Additional Patch Of Land

A three bedroom semi-detached house with a huge back garden!

This unusual property in Mount Pleasant has a number of key features which are bound to surprise you. The property sits just off Nutbrook Avenue and the plot size is extremely generous offering huge potential.

Currently, there are three bedrooms, a functional kitchen and a good sized lounge at the rear of the property. There is also a separate utility room which is home to the gas fired combination boiler.

The rear garden wraps around the property and it really is so much bigger than you would expect. It offers plenty of space to become a perfect family garden as well as the potential to extend the accommodation, subject to the appropriate consent.

There is pedestrian access to the front of the house but further to this there is a separate patch of land belonging to the property which is only a few yards from the house which offers the potential to be converted into a good sized parking area.

See our online virtual tour and for more information please contact us



## PORCH

UPVC double glazed front door. UPVC double glazed window. Fitted carpet

## HALLWAY

Internal timber front door. Fitted carpet. Radiator. Stairs to the first floor.

## KITCHEN

11'0 x 9'08 (3.35m x 2.95m)

UPVC double glazed window. Fitted carpet. Radiator. Part tiled walls. Range of base cupboards and wall units.

## UTILITY ROOM

10'05 x 5'01 (3.18m x 1.55m)

UPVC double glazed rear door. UPVC double glazed window. Fitted carpet. Radiator. Ariston gas combi boiler. Plumbing for washing machine.

## LIVING ROOM

15'11 max x 9'10 max (4.85m max x 3.00m max)

Two UPVC double glazed windows. Fitted carpet. Radiator. Gas fire.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. Access to the loft.

## BEDROOM ONE

10'01 x 9'08 (3.07m x 2.95m)

UPVC double glazed window. Fitted carpet. Radiator

## BEDROOM TWO

11'00 x 7'04 (3.35m x 2.24m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

6'07 max x 5'10 max (2.01m max x 1.78m max )

UPVC double glazed window. Fitted carpet. Store cupboard.

## SHOWER ROOM

8'01 max x 4'11min x 5'05 max 3'06 min (2.46m max 1.50mmin x 1.65m max 1.07m min)

UPVC double glazed window. Tile effect floor. Radiator. Tiled walls. Shower. Wash basin. W/C


## OUTSIDE

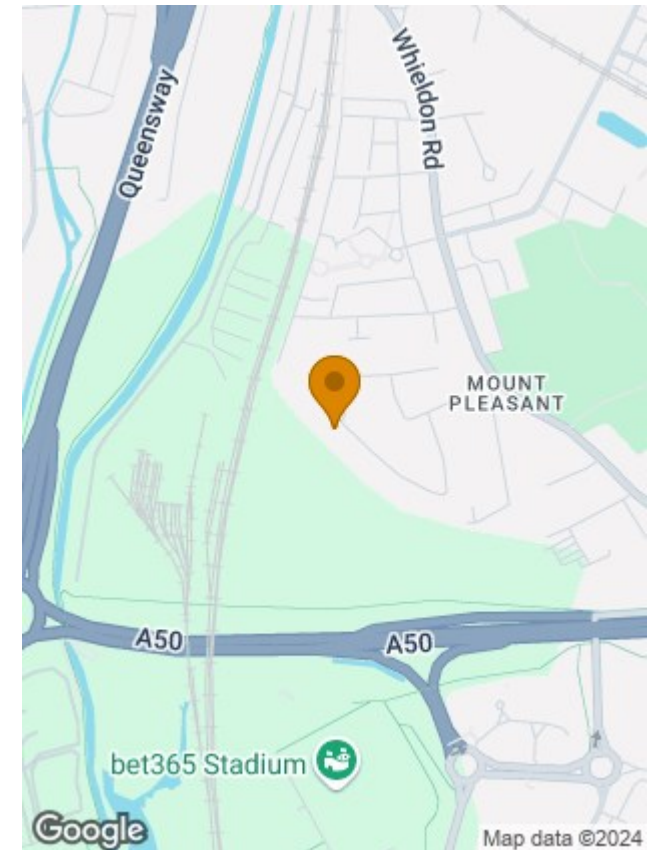
There is pedestrian access to the front of the property. Potential driveway to the roadside and a small lawn.

To the rear of the property there is a large garden featuring a lawn, graveled areas and a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



## MATERIAL INFORMATION

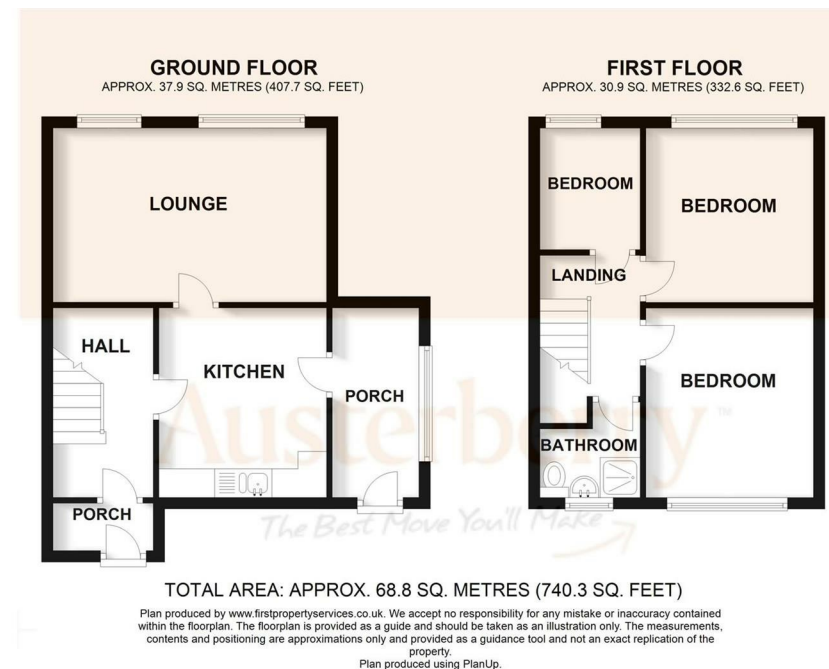
Tenure - Freehold

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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