

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Trowbridge Crescent, Bentilee, Stoke-On-Trent, ST2 0JJ

Offers Over

£140,000

- Four Bedrooms
- Modern Bathroom
- Utility Room
- Off Road Parking
- Fully Fitted Kitchen
- GF Cloaks/Wc
- No Chain!
- Open Outlook To The Front

A COMPETITIVELY PRICED FOUR BEDROOM FAMILY HOUSE!

We know there are very few four bedroom houses in this area but with some clever configuration this owner has created exactly that. They haven't had to go into the loft either!

As you'd expect from a 'sunshine house' the living room spans the depth of the property and is lovely and bright. The kitchen is modern with space for table and chairs. There's even a utility space and downstairs WC.

With a beautiful open outlook to the front, school and shops nearby, we know this is a fantastic family home for a reasonable price.

This property is being sold with no upward chain and viewings are strongly recommended!

For more information please contact us.



ENTRANCE HALL

Laminate flooring. Timber front door. Stairs to the first floor. Radiator.

LIVING ROOM

19'07 x 10'04 (5.97m x 3.15m)

Full length 'Sunshine' room. UPVC double glazed windows. Electric fire with feature fireplace. Two radiators. Fresh neutral decoration. Laminate flooring.

KITCHEN

11'05 x 11'05 (3.48m x 3.48m)

Modern shaker style kitchen. Gas hob, electric oven. Tiled splashback. Laminate flooring. Radiator. Spotlights. Freshly decorated.

UTILITY ROOM

UPVC double glazed window. Gas combi boiler. Work top. Plumbing for washing machine. Radiator. UPVC double glazed rear door.

GROUND FLOOR W/C

W/C. Tiled floor. PVC panelled walls. UPVC double glazed window.

BEDROOM ONE

10'10 x 10'04 (3.30m x 3.15m)

Fitted beige carpet. UPVC double glazed window. Radiator. Neutral decoration.

BEDROOM TWO

11'07 x 10'11 (3.53m x 3.33m)

Fitted grey carpet. UPVC double glazed window. Radiator. Fresh decoration.

BEDROOM THREE

9'03 max 6'02min x 8'06 (2.82m max 1.88mmin x 2.59m)

Brown fitted carpet. Radiator. UPVC double glazed window. Feature wallpaper. Fresh decoration.

BEDROOM FOUR

8'05 x 6'08 (2.57m x 2.03m)

Brown fitted carpet. UPVC double glazed window. Radiator. Fresh decoration.

BATHROOM

5'08 x 5'06 (1.73m x 1.68m)

White suite consisting of a wc with an integral cistern, wash basin and P shaped bath with a shower and screen over. Sparkle PVC panelled walls. UPVC double glazed window.

OUTSIDE

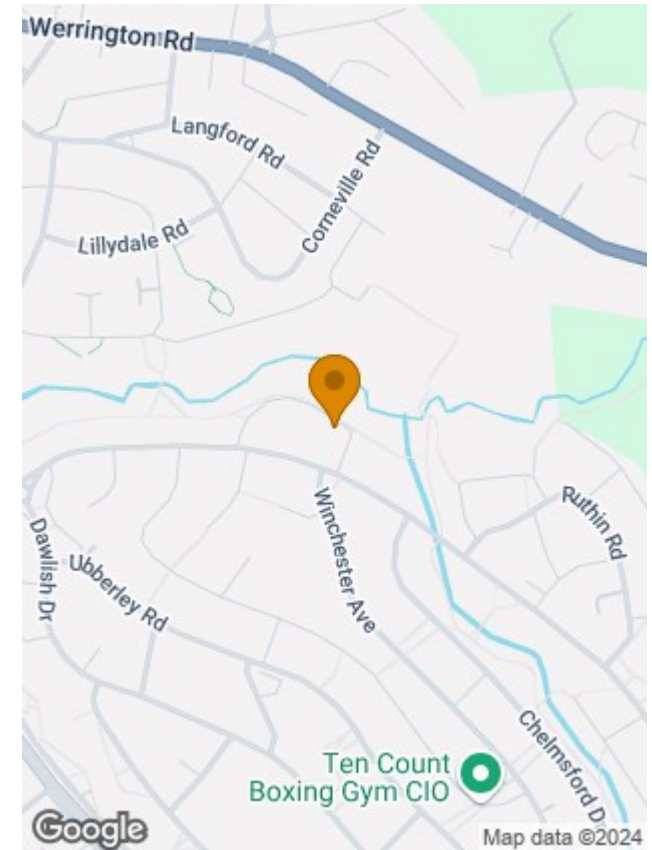
At the rear of the property there is a garden with a lawn, patio, large shed and PVC greenhouse.

To the front of the property there is an open outlook with a gravelled driveway that provides parking for two cars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



TOTAL AREA: APPROX. 80.7 SQ. METRES (869.1 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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