

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



37 Shaftesbury Avenue, Burslem, Stoke-On-Trent, ST6 1BW

Offers Over

£155,000

- Watch Our Online Video Tour!
- Modern Fitted Kitchen
- Two Double Bedrooms
- Huge Utility Room/ Former Garage
- Original Features
- Two Reception Rooms
- First Floor Bathroom
- Workshop/ Store Room

Excellent accommodation and original features!

The present owners have taken a great deal of care and used their taste and imagination to preserve and enhance the original features of this traditional looking semi-detached house.

There are the original stripped internal doors, period feature fireplaces to the bedrooms and picture rails as well as a lovely oak fireplace surround in the lounge. However modern comfort and convenience has not been sacrificed and the property has central heating from a modern combi boiler, UPVC double glazing throughout and a fitted kitchen with integrated appliances. Both bedrooms are doubles and the first floor bathroom comes complete with a shower and screen over the bath.

Externally you will find that this house offers lots of off road parking space as well as a detached brick built building which was a garage and is now a large utility room. There is also a useful workshop/ shed within the fully enclosed rear garden.

The house is conveniently located just off High Lane.

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



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## ENTRANCE HALL

UPVC double glazed front door and window. Beautiful tiled floor. Radiator. Under stairs storage cupboard/pantry with shelving and UPVC double glazed window. Stairs leading to the first floor.

## LOUNGE

13'9 in to bay x 10' front (4.19m in to bay x 3.05m front)

Laminate flooring. Radiator. UPVC double glazed bay window. Feature oak fireplace surround with living flame effect electric fire. Picture rails.

## DINING ROOM/ SITTING ROOM

12'11 max x 10'2 rear (3.94m max x 3.10m rear)

Original stripped floorboards. Picture rails. Feature fireplace. UPVC double glazed bay window and UPVC double glazed double doors leading out into the garden.

## FITTED KITCHEN

11'3 x 6' rear (3.43m x 1.83m rear)

Grey laminate flooring. White wall tiles. Range of wall cupboards and base units in a white high gloss finish together with integrated gas hob, stainless steel cooker hood and double under oven. Space for fridge freezer. Plumbing for dishwasher. UPVC double glazed window with fitted roller blind.

## FIRST FLOOR

### LANDING

Laminate flooring to the landing and a carpet runner to the stairs. UPVC double glazed window with fitted roller blind. Access to the loft.

## BEDROOM ONE

13'2 x 11'10 front (4.01m x 3.61m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Picture rails. Period feature fireplace. Walk in store room with UPVC double glazed window, shelving and Baxi gas combi boiler.

## BEDROOM TWO

12'7 into bay x 10'2 max rear (3.84m into bay x 3.10m max rear)

Laminate flooring. Radiator. UPVC double glazed bay window. Picture rails. Period feature fireplace.

## BATHROOM/ WC

7'6 x 6' side (2.29m x 1.83m side)

Tiled walls. Vinyl flooring. White suite consisting of panelled bath with shower and screen over, low level WC and wash basin within a fitted unit. UPVC double glazed window with fitted roller blind. Radiator

## OUTSIDE

There is an enclosed rear garden with lawns, beds, borders and a substantial

There is a paved driveway with space to park several cars. Leading to the...

## DETACHED GARAGE/ UTILITY ROOM

18'4" x 8'5" approx internal measurements (5.61m x 2.57m approx internal measurements)

Double radiator. Plumbing for washing machine. Power and light. Extractor. Sink unit with water heater. Two UPVC double glazed windows to the side of the room and UPVC double glazed window and door to the front.

## SHED/ WORKSHOP

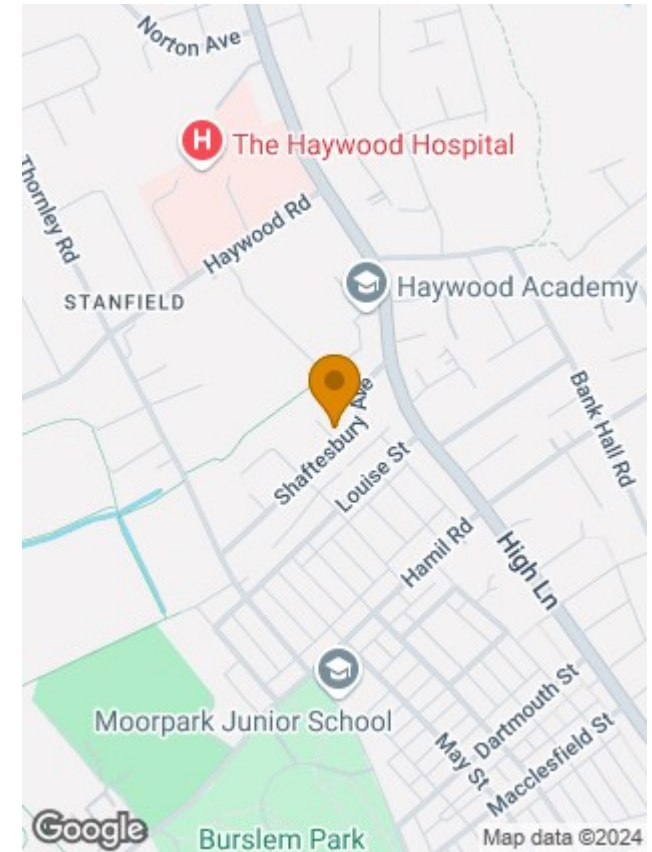
12'2 x 9'1 internal measurements (3.71m x 2.77m internal measurements)

Light and power. Shelving and lots of storage space.





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>	<b>67</b>	
(55-68) <b>D</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 - 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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