

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



60 Newmount Road, Fenton, Stoke-On-Trent, ST4 3HQ

£155,000

- Three Bedrooms
- Gas Combi Boiler
- Two Car Drive
- One Owner From New!
- UPVC Double Glazing
- Brick Garage
- Handy For Local Schools
- Recommended!

Three bedrooms and ideal for families and first time buyers!

Really good value for money and in a really convenient location is on offer here in 60 Newmount Road.

Local schools and neighbourhood shops are within walking distance and this house is unusual in that it has been under the same ownership since it was built!

This really is a well maintained and much loved property which benefits from a modern combi boiler, UPVC double glazing and a brick garage to the rear of the property.

To the front of the property there is space to park at least two cars, all three bedrooms are of a sensible size and in the kitchen there is space for a table and chairs. The shower room is downstairs and to the rear of the property is a small sun trap south facing patio style garden.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed window and front door. Radiator. Laminate flooring.

SHOWER ROOM

5'6 x 5'6 rear (1.68m x 1.68m rear)

Tiled floor and walls. White suite consisting of a low level W/C, wash basin within a fitted unit and a walk in corner shower. Radiator. Fitted mirrors. Extractor.

LOUNGE

14'2 x 10'10 front (4.32m x 3.30m front)

Laminate flooring. UPVC double glazed window. Radiator. Elegant feature fireplace with living flame gas fire.

KITCHEN WITH SPACE FOR TABLE AND CHAIRS

12'3 x 8'1 rear (3.73m x 2.46m rear)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a natural timber effect finish. Radiator.

UTILITY ROOM/ CONSERVATORY/ REAR PORCH

13'10 x 5'2 (4.22m x 1.57m)

Laminate flooring. Range of cupboards. Plumbing for washing machine. Radiator. Potterton gas combi boiler. UPVC double glazed windows and rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft via a fold down ladder. We understand that the loft is boarded and has light.

BEDROOM ONE

14'1 x 9' to face of wardrobes front (4.29m x 2.74m to face of wardrobes front)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes, storage cupboards and a dressing table to the whole of one wall. Fitted mirror.

BEDROOM TWO

8'2 x 6'6 rear (2.49m x 1.98m rear)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'6 max x 5'8min rear/ side (3.20m max x 1.73mmin rear/ side)

Fitted carpet. Radiator. Two UPVC double glazed windows. Range of built in wardrobes.

OUTSIDE

There is a paved drive at the front with space to park at least two cars. There is a small south facing patio style rear garden with a flower bed and a

BRICK SINGLE GARAGE

Light and power. This garage can be accessed by a rear access road





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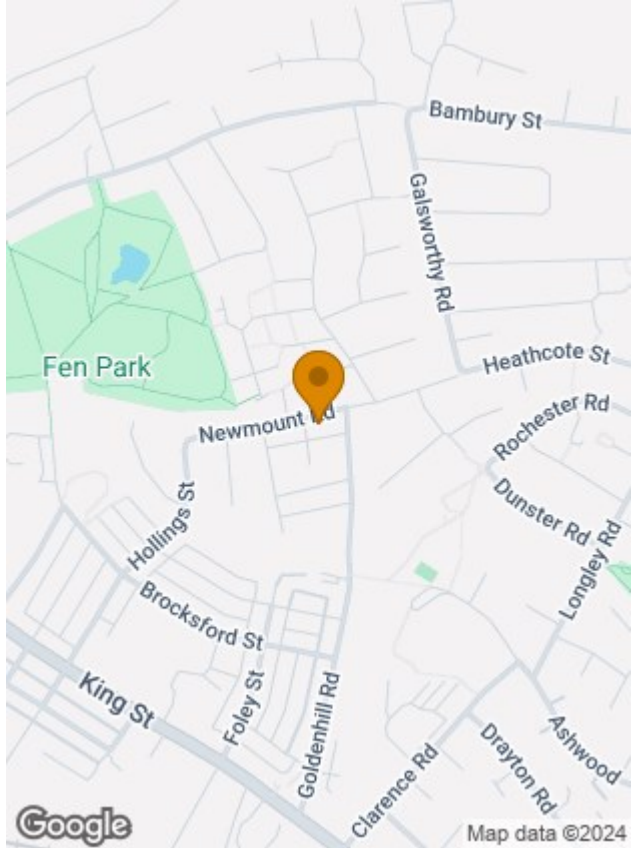


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - 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

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