

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Austerberry™

68 Gordon Street, Burslem, Stoke-On-Trent, ST6 1HY

£95,000

- Fully Fitted Kitchen + Appliances
 - Smart GF Shower Room!
- Two Bedrooms
- Combi Boiler For Gas Central Heating
- UPVC Double Glazing
- On Street Parking
- Detached Garage

A BEAUTIFUL TERRACED HOUSE ON THE POPULAR PARK ESTATE!

This two bedroom terraced house offers a fully fitted kitchen, a very smart ground floor bathroom with a white suite, UPVC double glazing throughout including external doors, gas central heating, as well as a single garage/workshop to the rear!

On Street parking is also available at the front of the property.

Gordon Street is located within close proximity to Burslem Park and is well situated for local amenities and road links to neighbouring potteries towns.

To arrange an appointment to view please call 01782 594595 or e-mail enquiries@austerberry.co.uk.

For more information please contact us



GROUND FLOOR

PORCH

UPVC double glazed front door and windows.

LIVING ROOM

12'0" into bay x 9'8" (3.66 into bay x 2.95 (3.65 x 2.94))
Fitted carpet. Radiator. UPVC double glazed bay window.

KITCHEN

11'2" x 9'8" (3.40 x 2.95)
Laminate look vinyl flooring. Range of wall cupboards and base units with a timber effect finish with integrated electric oven, hob and cooker hood.
Radiator. UPVC double glazed window with fitted roller blind.

REAR HALL

Laminate look vinyl flooring. Gas combi boiler for central heating and hot water.
UPVC double glazed rear door.

SHOWER ROOM

7'8" x 5'8" (2.34 x 1.73)
White suite with tiled shower with sliding doors, pedestal wash basin and low level wc. Wall mounted mirror and towel rails. UPVC double glazed window with fitted roller blind. Extractor. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

10'11" x 11'2" (3.33 x 3.40)
Fitted carpet. Radiator. UPVC double glazed window. Storage area with access to the loft.

BEDROOM TWO

11'0" x 10'2" (3.35 x 3.10)
Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There is a forecourt to the front and a paved rear year which includes the coal house and shed.

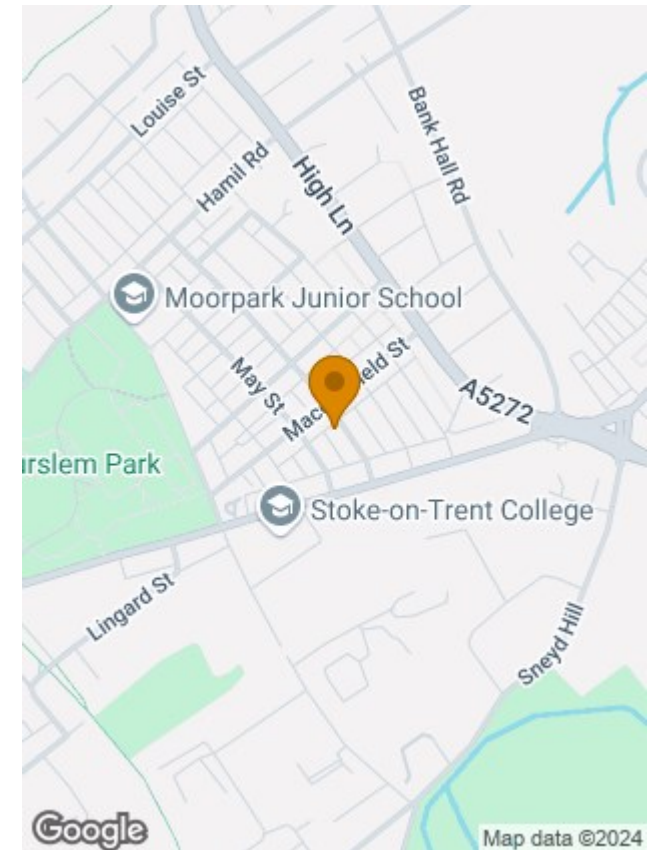
Gated access to rear alley.

SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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.

GROUND FLOOR
APPROX. 34.8 SQ. METRES (374.4 SQ. FEET)



FIRST FLOOR
APPROX. 25.0 SQ. METRES (269.1 SQ. FEET)



TOTAL AREA: APPROX. 59.8 SQ. METRES (643.5 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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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