

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Vincent Street, Northwood, Stoke-On-Trent, ST1 6PW

£162,000

- An Unusual Detached House
- Family Shower Room
- GF Cloakroom/Wc
- Central Location
- Three Bedrooms
- En-Suite Bathroom
- Lounge With Dining Area
- Recent Combi Boiler

## AN UNUSUAL DETACHED HOUSE!

This detached house really does have a lot to offer in terms of accommodation.

As well as a downstairs cloakroom, kitchen, lounge with dining area the first floor features two bedrooms and a family shower room. Whilst on the second floor you will find a third bedroom complete with an en-suite bathroom.

The house has UPVC double glazing, a gas combi boiler which we understand was installed in 2023 and to the rear there is a mainly paved garden area and a large shed complete with power.

This property is conveniently close to the City Centre in Hanley, local schools and neighbourhood shops.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. Understairs storage cupboard.

### CLOAKROOM/ WC

5'1 x 2'10 (1.55m x 0.86m )

Tiled floors. White suite consisting of low level W/C and wash basin. UPVC double glazed window. Extractor. Stainless steel centrally heated towel rail.

### KITCHEN

9'7 x 8'5 front (2.92m x 2.57m front )

Wall cupboards, base units and work tops. Laminate flooring. Plumbing for washing machine. Integrated gas hob, cooker hood and under oven. Part tiled walls. Radiator. UPVC double glazed window. Spotlights.

### LOUNGE WITH DINING AREA

14'6 x 10'9 rear (4.42m x 3.28m rear)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed double patio doors leading into the garden.

## FIRST FLOOR

### LANDING

Laminate flooring. Radiator. UPVC double glazed window.

### BEDROOM ONE

14'6 x 8'5 rear (4.42m x 2.57m rear)

Laminate flooring. Two radiators. Two UPVC double glazed windows.

## SHOWER ROOM

8'4 x 5'3 side (2.54m x 1.60m side)

Tiled walls. White low level W/C, wash basin within a fitted unit and a walk in shower. Extractor. UPVC double glazed window. Fitted mirror. Centrally heated towel rail radiator.

## BEDROOM TWO

9'7 x 8'5 front (2.92m x 2.57m front)

Laminate flooring. Radiator. UPVC double glazed window.

## SECOND FLOOR

### LANDING

Laminate flooring. Storage cupboard which contains the gas combi boiler - which we understand from the sellers was installed in 2023.

### BEDROOM THREE

11' x 10'2 rear (3.35m x 3.10m rear)

Laminate flooring. Radiator. UPVC double glazed window. Built in storage cupboard

### EN-SUITE BATHROOM

8'2 x 5'2 rear (2.49m x 1.57m rear)


White suite consisting of panelled bath with shower over, low level W/C and wash basin, Timber double glazed velux window. Stainless steel centrally heated towel rail radiator.

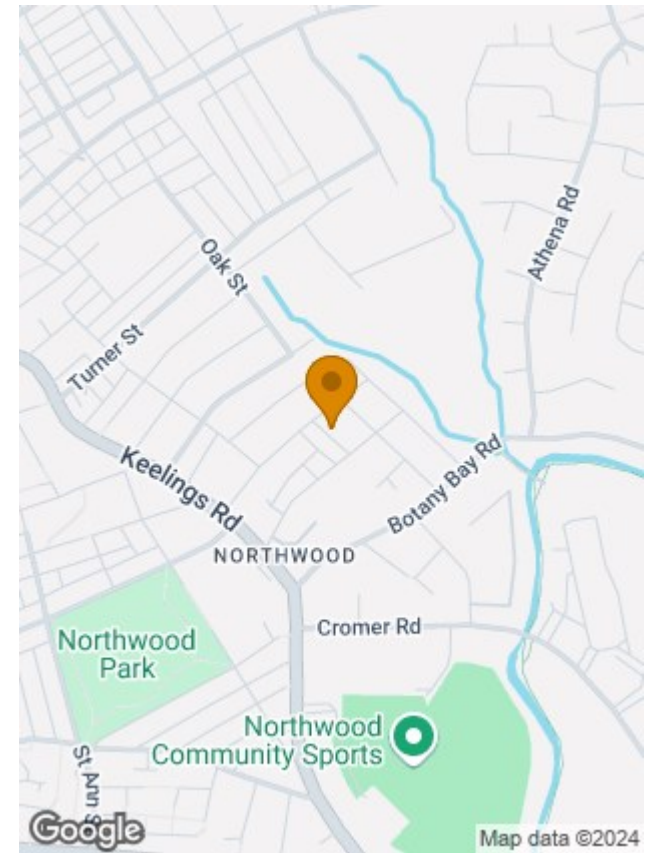
## OUTSIDE

There is an enclosed mainly paved garden to the rear with a large shed with power. On street parking is available in Vincent Street.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	74	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



### 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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