

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



126 Vivian Road, Fenton, Stoke-On-Trent, ST4 3JQ

£135,000

- Freshly Modernised From Top To Bottom
 - Rain Head Shower
 - Combi Boiler For Central Heating
 - New Carpets And Decoration
- Upstairs Bathroom With New Suite
 - New Wren Fitted Kitchen
 - UPVC Double Glazing
 - Ready To Move Into

FRESHLY MODERNISED FROM TOP TO BOTTOM!

Perfect for first time buyers... an established townhouse within walking distance of local shops and schools and park!

You will be delighted to step inside this house which has been freshly decorated and fully modernised and has a brand new fitted kitchen with integrated appliances as well as a brand new bathroom suite.

There is central heating from a combi boiler as well as UPVC double glazing, a walled and paved garden to the front and a decent sized lawned garden to the back.

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



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. New fitted carpet.

LOUNGE

13'8 x 11'11 front (4.17m x 3.63m front)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Spotlights

KITCHEN WITH DINING AREA

15'2 x 8' rear (4.62m x 2.44m rear)

New Wren kitchen with a pale grey finish and integrated electric hob, cooker hood and under oven. Breakfast bar. Radiator Laminate flooring. Spotlights. UPVC double glazed window and UPVC double glazed rear door. Concealed Maine gas combi boiler. Walk in store room with laminate flooring.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

11'11 + recess x 10'8 front (3.63m + recess x 3.25m front)

New fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Built in storage cupboard.

BEDROOM TWO

11'2 x 8'9 rear (3.40m x 2.67m rear)

New fitted carpet. Radiator. UPVC double glazed window. Storage cupboard

NEWLY FITTED BATHROOM

7'10 x 6'2 rear (2.39m x 1.88m rear)

New flooring. Part tiled walls. A white suite featuring a panelled bath with rain head shower and screen over, Low level W/C and wash basin within a fitted unit. Spotlights. Stainless steel central heated towel rail radiator. UPVC double glazed window.

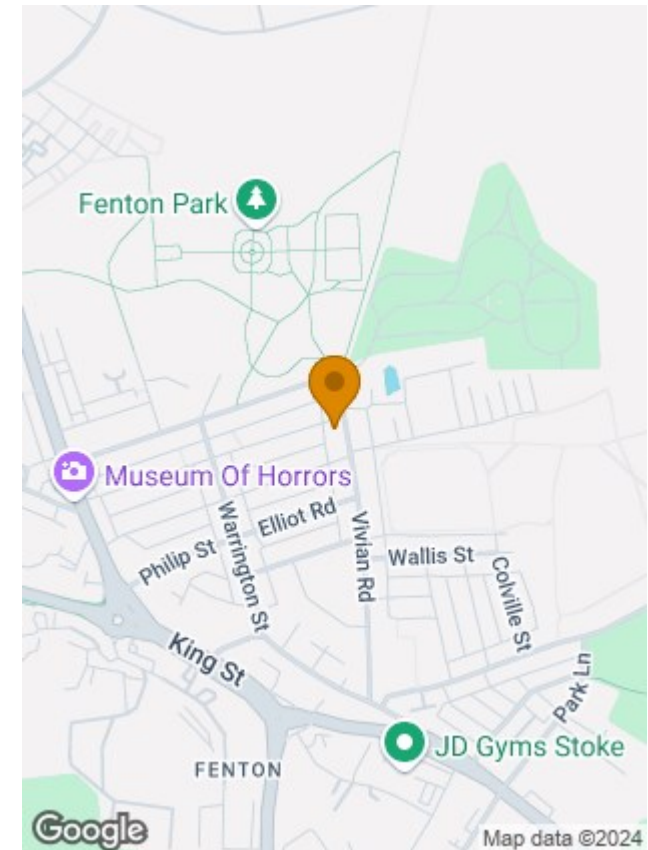
OUTSIDE

There is a walled and paved garden to the front of the house and a lawned garden to the rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

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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