

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Tudor Close, Penkhull, Stoke-On-Trent, ST4 5ER

£179,000

- Two Bedrooms
- New Combi Boiler
- New Fitted Kitchen
- Fresh Decoration
- Combined Kitchen and Dining Room
 - New White Bathroom Suite
 - New Roof, Fascias and Full Rewire
 - No Chain!

A stunning refurbishment project now complete to provide excellent living accommodation. Every aspect of this property has been improved so all you need to do is bring your furniture!

A brand new kitchen with integrated appliances and open plan dining area is a main feature of this house. The bathroom is brand new and so is the combi boiler.

Outside there have been extensive improvements which are visible from our drone photography.

This is a brilliant opportunity with no upward chain!

For more information please contact us.



GROUND FLOOR

SIDE PORCH

UPVC, brick and tile porch. Tiled flooring.

ENTRANCE HALL

Composite front door. Oak effect laminate flooring. Stairs to the first floor. Radiator. Small storage cupboard.

LOUNGE

18'0 x 14'5 (5.49m x 4.39m)

Oak style laminate flooring. Radiator. UPVC double glazed bow window. Feature recess chimney breast.

COMBINED KITCHEN AND DINING ROOM

14'1 x 10'10 (4.29m x 3.30m)

Oak style laminate flooring. Brand new fully fitted wall cupboards and base units in grey with an integrated gas hob, electric oven, extractor hood and tall fridge freezer. Radiator. Plumbing for washing machine. UPVC double glazed patio doors. UPVC double glazed window. Spotlights. Under stairs storage cupboard. New combi boiler.

WC

Radiator. Toilet. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. White balustrade. Access to the loft.

BEDROOM ONE

14'5 x 10'10 (4.39m x 3.30m)

New grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

14'3 x 8'3 (4.34m x 2.51m)

New grey fitted carpet. Two UPVC double glazed windows. Radiator. Fresh white decor.

BATHROOM

7'8 x 5'8 (2.34m x 1.73m)

Oak style laminate flooring. New white bathroom suite with a power shower over the bath, wash basin and wc. Chrome centrally heated towel rail radiator. Spotlights. Part tiled walls.

OUTSIDE

Off road parking area. Paved path to the front door.

Low maintenance rear garden with patio/seating area and borders.





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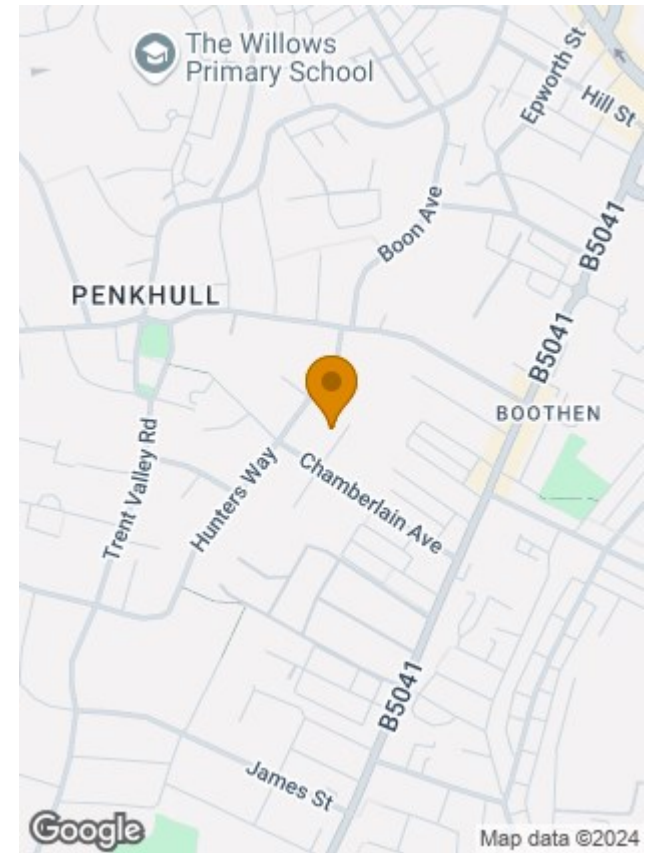


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

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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