

# Austerberry™

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Estate Agents

Letting and Management Specialists



# Austerberry™

195 Anchor Road, Longton, Stoke-On-Trent, ST3 5EE

Offers In The Region Of

£230,000

- Three Bedrooms
- Two Large Reception Rooms
- Stunning Fully Fitted Kitchen
- Spacious Hallway
- Huge Garage
- Brick Outbuilding
- Bathroom With Bath & Shower
- UPVC Double Glazing & Combi Boiler

## A THREE BEDROOM SEMI-DETACHED HOUSE... BUT WITH A HUGE SURPRISE IN THE REAR GARDEN!

This traditional looking semi-detached property in Longton is much more than just a house! The property itself is of a really generous size, with two large reception rooms on the ground floor as well as a spacious entrance hallway and a stunning fully fitted kitchen. The first floor features three useable bedrooms as well as a spacious family bathroom with separate shower.

The main feature of the property however is the huge garage positioned at the rear of the back garden. Please see our photos and video tour to appreciate the sheer size and potential of the building which extends itself to a multitude of potential uses. The garage is well equipped with power, lighting, water and even an inspection pit and it would be a dream for a car or bike enthusiast!

In addition to this, there is a brick building which has UPVC double glazed windows and is fully insulated! It also has it's own w/c with wash basin. This room is currently operated as a bedroom but would be ideal as a games/music room or home office.

Back to the house, there is off road parking at the front as you would expect, an Indian stone enclosed patio area at the rear, UPVC double glazed windows throughout as well as gas central heating from a combi boiler.

This is a real opportunity and a house which really does need to be seen to be believed!

See our online virtual tour and for more information please contact us.



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Stairs to the first floor. Store cupboard with Vaillant combi boiler.

### LIVING ROOM

11'05 max x 11'03 (3.48m max x 3.43m)

Fitted carpet. Radiator. UPVC double glazed bow window.

### DINING ROOM

14'05 into bay x 11'05 max (4.39m into bay x 3.48m max)

Fitted carpet. Radiator. UPVC double glazed bay window.

### KITCHEN

16'07 max x 7'02 max (5.05m max x 2.18m max)

UPVC double glazed window and rear door. Tiled floor. Vertical radiator. Stunning fully fitted wall cupboards and base units together with integrated fridge freezer, gas hob with fitted extractor, dishwasher, electric oven and microwave. Part tiled walls. Feature kickboard lighting.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. F

### BEDROOM ONE

12'10 max x 11'06 max (3.91m max x 3.51m max)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'06 x 11'04 (3.51m x 3.45m)

Laminate flooring. Radiator. UPVC double glazed bay window.

### BEDROOM THREE

7'04 x 6'10 (2.24m x 2.08m)

Laminate flooring. Radiator. UPVC double glazed window.

### BATHROOM

8'07 x 6'10 (2.62m x 2.08m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a bath, W/C, wash basin and a separate shower cubicle. Part tiled walls.

### OUTSIDE

To the front of the property there is a block paved driveway and small lawn area.

At the rear of the property there is a large garden with a small patio area and an enclosed Indian stone patio.

### BRICK OUT BUILDING

21'01 x 9'06 (6.43m x 2.90m)

Three UPVC double glazed windows. Part carpet and part tiled floor. Insulated throughout. Wood burner. Separate room containing W/C and wash basin

### DETACHED BRICK GARAGE/ WORKSHOP

58'00 x 19'01 max (17.68m x 5.82m max)

Power and lighting. Inspection pit.

The area offers ample workspace and storage, making it versatile for a variety of uses.





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**MATERIAL INFORMATION**

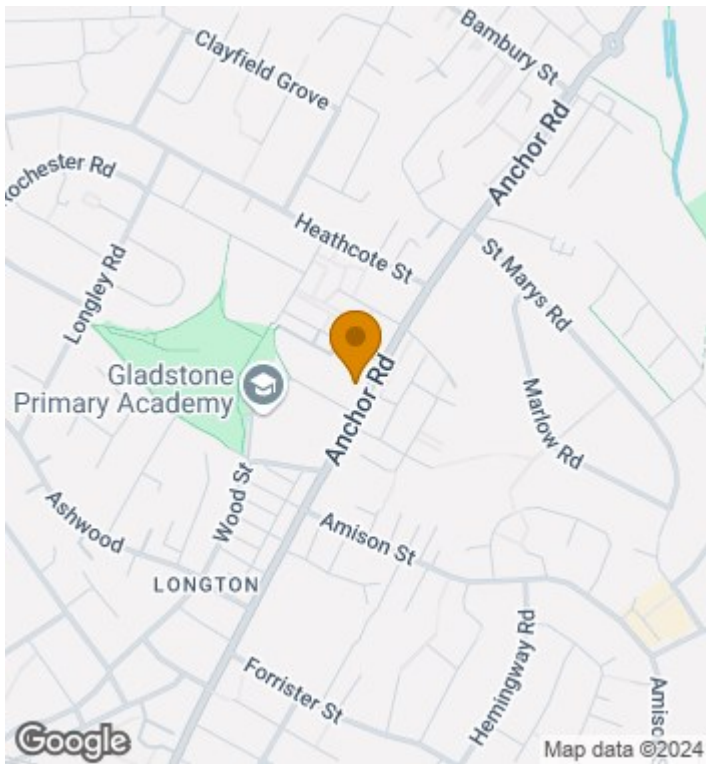
Tenure - Freehold

Council Tax Band - B



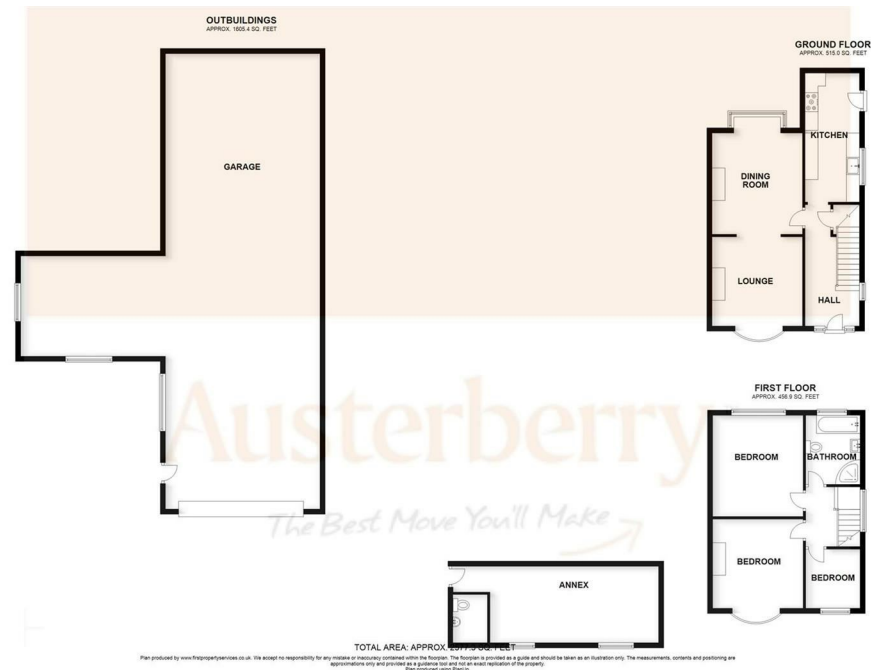
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.



TOTAL AREA: APPROX. 1880.0 SQ. FEET  
Plan produced by www.thepropertypartners.co.uk. We accept no responsibility for any mistake or misreading contained within this floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximate only and provided as a general top and not an exact representation of the property. Plan produced using Planit.

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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