

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



123 Ulverston Road, Newstead, Stoke-On-Trent, ST3 3NE

Offers In Excess Of

£135,000

- Three Bedrooms
- Gas Combi Boiler
- No Onward Chain
- Open Outlook
- UPVC Double Glazing
- Potential For Updating

## THREE BEDROOMS AND AN OPEN OUTLOOK!

Offering potential for general updating but a property that is ready to move into and already has gas central heating from a combi boiler as well as UPVC double glazing including double doors from the lounge into the garden.

There's scope to create off road parking space (with appropriate planning permission being obtained) and the house does feature three bedrooms as well as an upstairs bathroom and a generously proportioned kitchen with a space for a table and chairs.

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



## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs leading to the first floor and door in to the ...

## LOUNGE

19'7 x 10'4 front to rear (5.97m x 3.15m front to rear)  
Fitted carpet. Double radiator. UPVC double glazed bow window to the front of the room and UPVC double glazed double doors at the rear leading to the garden. Feature fireplace with tiled hearth and inserts and living flame gas fire.

## KITCHEN WITH DINING AREA

11'6 x 11'3 side/ rear (3.51m x 3.43m side/ rear)  
Vinyl flooring. Part tiled walls. Double radiator. Range of wall cupboards, base units and worktops. Two UPVC double glazed windows with fitted roller blinds.

## UTILITY ROOM/ HALL

7'10 x 4'11 min front/ side (2.39m x 1.50m min front/ side )  
UPVC double glazed window. Wall mounted gas convector heater. Vaillant gas combi boiler. UPVC double glazed side/ rear door.

## W/C

Low level W/C. UPVC double glazed window

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Storage cupboard.

## BEDROOM ONE

10'8 x 10'5 front (3.25m x 3.18m front)  
Fitted carpet. Radiator. Wall mounted gas convector heater. UPVC double glazed window.

## BEDROOM TWO

13'10 x 8'5 + alcove front (4.22m x 2.57m + alcove front)  
Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'4 x 8'6 rear (3.15m x 2.59m rear)  
Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'8 x 5'4 side (2.34m x 1.63m side)  
With a pale coloured suite consisting of a panelled bath with shower over, pedestal wash basin and low level W/C. Radiator. UPVC double glazed window. Wall mounted electric heater. Tiled walls.

## OUTSIDE

Front garden with lawn and shrubs behind a privet hedge.  
Pleasant rear garden with patio, lawn, shrubs, trees and shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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	



Google

Map data ©2024

## MATERIAL INFORMATION

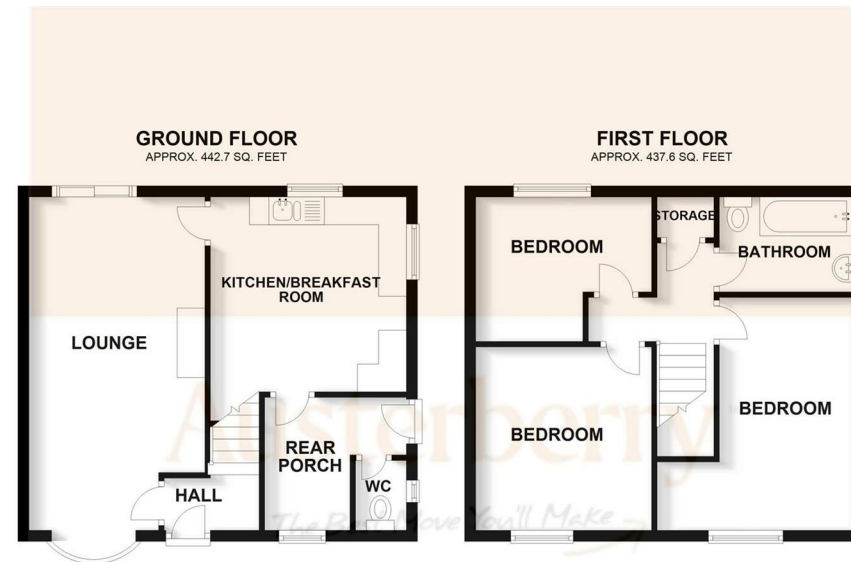
Tenure - Freehold

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.



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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](mailto:enquiries@austerberry.co.uk)

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