

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Murhall Street, Burslem, Stoke-On-Trent, ST6 4BL

£125,000

- Two Bedroom Townhouse
- Spacious Accommodation
 - Combi Boiler
 - UPVC Double Glazing
- No Onward Chain
- Modernised Bathroom
- Detached Garage With Vehicle Access

A deceptive townhouse offered for sale with no onward chain!

This two bedroom property in Burslem offers spacious accommodation throughout and will certainly appeal to first time buyers and buy to let investors alike.

There is an entrance hall with storage, a spacious and lengthy living room/diner and a cleverly designed kitchen/diner which has incorporated the conservatory at the back of the property to create a very practical area.

The first floor provides two double bedrooms as well as a spacious and modernised bathroom, which is also home to the Worcester combi boiler.

On street parking is available at the front of the property which is set back in an enclosed forecourt, whilst the rear of the property sees a nicely proportioned garden with detached garage which does have vehicle access.

The ground floor extensions here really do make such a positive difference and there is a lot to offer here for such an attractive price!

Please watch our online video tour and for more information please call or email.



ENTRANCE HALL

UPVC double glazed front door. Laminate floor. Radiator. Stairs to the first floor. Store cupboard

LIVING ROOM/ DINER

22'01 max 9'07 min x 13'08 max 10'08 min (6.73m max 2.92m min x 4.17m max 3.25m min)

UPVC double glazed window. Laminate floor. Radiator. UPVC double glazed door in to the conservatory.

KITCHEN

15'10 max x 8'03 (4.83m max x 2.51m)

UPVC double glazed window. UPVC double glazed rear door. Tiled floor. Radiator. Range of wall cupboards and base units. Breakfast bar. Store cupboard. Open plan into the...

CONSERVATORY

9'08 x 6'09 (2.95m x 2.06m)

UPVC double glazed door into the garden. Tiled floor. Radiator

FIRST FLOOR

LANDING

Fitted carpet. Radiator. Access to the loft.

BEDROOM ONE

11'05 to face of wardrobe x 9'10 (3.48m to face of wardrobe x 3.00m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes

BEDROOM TWO

10'02 x 10'00 (3.10m x 3.05m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'10 max x 6'10 max (2.39m max x 2.08m max)

UPVC double glazed window. Tiled floor. Radiator. Bath with overhead shower. W/C. Wash basin. Fully tiled walls. Worcester Combi boiler.

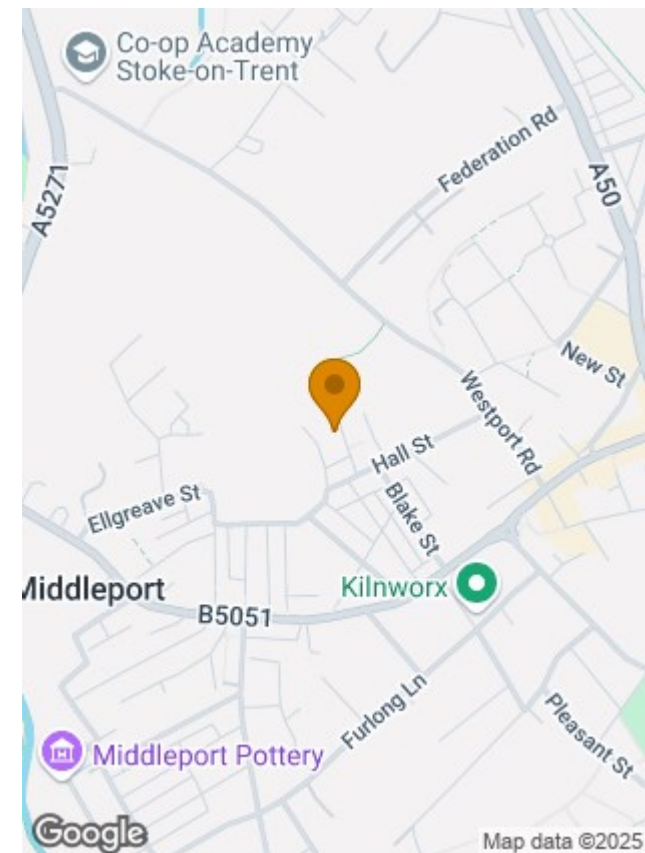
OUTSIDE

At the front of the property there is an enclosed forecourt and on street parking. To the rear there is a patio area and lawn with a detached garage with vehicle access.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 63 | |
| (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

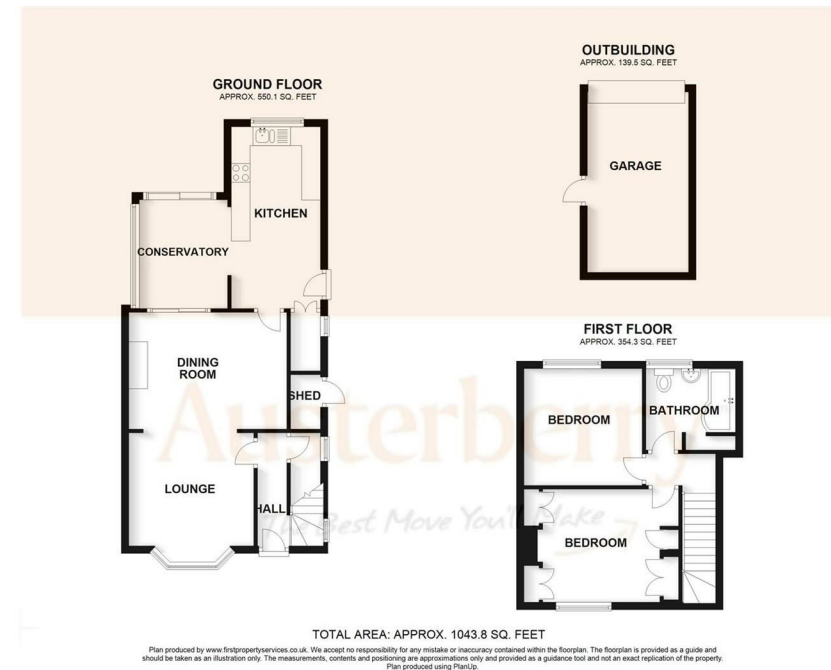
Tenure - Freehold

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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