

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



66 Applewood Crescent, Catchems Corner, Stoke-On-Trent, ST3 6HQ

£220,000

- Watch Our Online Video Tour!
- Three Bedrooms + Two Reception Rooms
  - Detached Garage
  - Fitted Kitchen
- Delightful And Convenient Location
  - Parking For Several Cars
  - Contemporary Style Bathroom
  - No Onward Chain

## AN EXCEPTIONAL HOUSE IN AN EXCEPTIONAL LOCATION!

When you view 66 Applewood Crescent you will find yourself in such a delightful setting that it will be hard to believe that you are a short distance from the A50 and the shopping facilities at Meir Park!

This house has a charming south, south easterly facing rear garden which backs directly on to a beautiful pond. Step inside the house and you will see that a huge amount of time and expense has gone into creating a truly delightful family home with a superb contemporary family bathroom with shower and bath, a modern fitted kitchen and impressive accommodation including lounge with log burner stove, a separate dining room. Solid timber doors throughout, gas combi boiler for central heating and UPVC double glazing.

To complete the picture there is space to park at least two cars to the front of the property and a driveway to the side which leads to a detached garage.

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



## PORCH

UPVC double glazed windows and UPVC external front door. Tiled floor.

## ENTRANCE HALL

UPVC double glazed front door and window. Wood laminate flooring. Vintage style radiator. Door leading into the...

## LOUNGE

12'11 x 12'5 max + bay (3.94m x 3.78m max + bay)

Fitted carpet. Vintage style radiator. UPVC double glazed bay window. Log burner stove. Double doors leading into the...

## DINING ROOM

9'2 x 8' rear (2.79m x 2.44m rear)

Porcelain tiled floor. Vintage style radiator. UPVC double glazed patio doors. Leading out into the garden. Door leading into the ...

## KITCHEN

11'2 max x 9'5 rear/ side (3.40m max x 2.87m rear/ side )

Porcelain tiled floor. Part tiled walls. Excellent range of wall cupboards and base units together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine. Space for dryer and tall fridge freezer. Spotlights. UPVC double glazed window with fitted roller blind to the rear. UPVC double glazed side external door. Contemporary style grey vertical radiator.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft via drop down ladder. We understand that the loft is partly boarded, has light and contains the gas combi boiler for central heating and hot water. Storage cupboard.

## BEDROOM ONE

10'11+ bay x 10'9 front (3.33m+ bay x 3.28m front)

Fitted carpet. Vintage style radiator. UPVC double glazed window. Spotlights. Fitted wardrobes.

## BEDROOM TWO

10'10 x 10'1 rear (3.30m x 3.07m rear )

Fitted carpet. Vintage style radiator. UPVC double glazed window.

## BEDROOM THREE

7'11 x 6'6 (2.41m x 1.98m)

Fitted carpet. Vintage style radiator. UPVC double glazed window with fitted roller blind.

## BATHROOM/ WC

7'10 x 5'5 rear (2.39m x 1.65m rear)

Porcelain tiled floor. Tiled walls. Contemporary style white suite. with shaped bath + curved screen, shower fitting with rain shower. Circular basin within a fitted unit. Low level W/C. Two UPVC double glazed windows with fitted roller blinds. Spotlights. Extractor. Stainless steel vertical radiator.

## OUTSIDE

There is space to park two cars at the front of the property and double gates lead into the driveway and to the detached garage.

There is a south, south easterly facing rear garden with paved patio, lawn and wonderful outlook over a beautiful pond. There is also an outside tap. Lighting and power socket.

## DETACHED GARAGE





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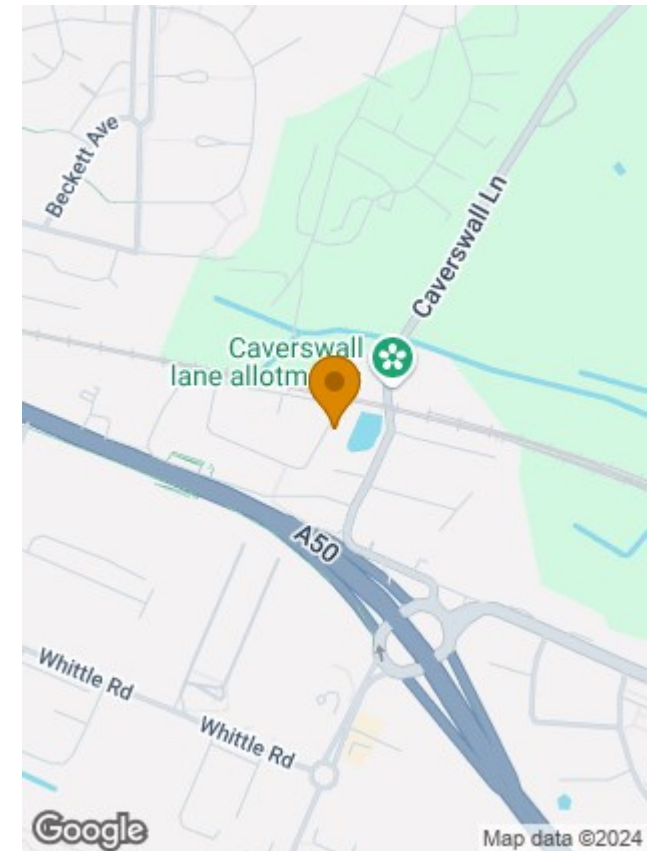


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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 - 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](mailto:enquiries@austerberry.co.uk)

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