

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Barclay Street, Longton, Stoke-On-Trent, ST3 1AP

£160,000



- Fully Modernised
- Fitted Kitchen With Integrated Appliances
- Landscaped Rear Garden
- UPVC Double Glazing
- Three Bedrooms
- White Bathroom Suite
- Off Road Parking

Discover your dream home on Barclay Street – a beautifully modernised 3-bedroom semi-detached house that exudes style and comfort.

Step into the stunning fitted kitchen complete with integrated appliances, sleek tiled flooring and elegant patio doors leading from the dining area to the outdoors. Every detail of this home has been thoughtfully designed offering a well-appointed interior throughout.

The beautifully landscaped rear garden provides a perfect retreat, whilst off-road parking at the rear adds convenience.

Don't miss the opportunity to view this exceptional property – book your appointment today and for more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

Grey laminate flooring. Radiator. Double glazed composite front door.

### LOUNGE

19'0 x 10'05 (5.79m x 3.18m)

UPVC double glazed bay window. Grey laminate flooring. Two radiators. UPVC double glazed rear window. Chimney breast with media TV recess. Neutral decoration.

### KITCHEN/ DINER

19'01 x 10'08 max (5.82m x 3.25m max )

Modern gloss white fitted kitchen with grey worktops. Integrated appliances including fridge freezer, oven, grill, hob, microwave, washing machine, dryer, dishwasher and extractor hood. Grey tiled flooring. Tall radiator. UPVC double glazed windows. UPVC double glazed patio doors.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

10'10 x 10'05 (3.30m x 3.18m)

Fitted carpet. UPVC double glazed window. Neutral decoration. Radiator

### BEDROOM TWO

11'0 x 7'0 (3.35m x 2.13m)

Grey fitted carpet. Two UPVC double glazed windows. Neutral decoration. Radiator.

### BEDROOM THREE

10'05 x 7'09 (3.18m x 2.36m)

Laminate flooring. UPVC double glazed window. Radiator. Feature panelled walls.

### BATHROOM

7'10 x 4'08 (2.39m x 1.42m)

White suite consisting of bath with electric shower over and pedestal wash basin. Radiator. UPVC double glazed window. Grey vinyl flooring.

### W/C

W/C. UPVC double glazed window. Grey vinyl flooring.

### OUTSIDE

To the front of the property there is a lawn.

Whilst to the rear there is a fantastic landscaped garden with an Indian Stone raised patio with pergola, artificial grass lawn, paved drive for parking and planted sleeper raised beds.

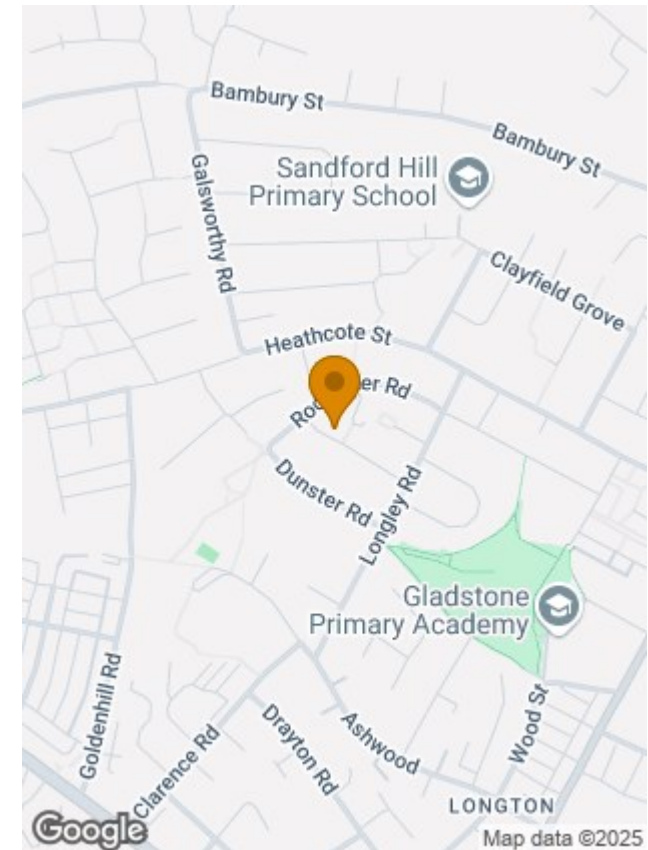
Access to the side of the property and outside tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	





## 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](mailto:enquiries@austerberry.co.uk)

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