

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



209 Campbell Road, Stoke, Stoke-On-Trent, ST4 4EL

£120,000



- Watch Our Online Video Tour!
- Two Reception Rooms
- Really Convenient Location
- UPVC Double Glazing
- Two Bedrooms
- Open Outlook
- Gas Central Heating
- No Onward Chain

## OPEN OUTLOOK AND NO CHAIN!

Overlooking allotment gardens to the front and a small patio area at the rear, as well as being well placed for access to Trentham Lakes, A50, A500, Staffordshire University campus and Stoke Railway station.

This terrace type house has a bay window and forecourt to the front, gas central heating, UPVC double glazing and as new fitted carpets. It is ready to move into and there is no onward chain to slow down your purchase.

See our online virtual tour and for more information call or e-mail us.



## SITTING ROOM

13'8 into bay x 11'5 (4.17m into bay x 3.48m)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted blinds. Feature fireplace with living flame effect electric fire.

## LIVING ROOM

11'5 x 11'4 (3.48m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with living flame gas fire. Walk in storage cupboard.

## KITCHEN

9'10 x 5'11 (3.00m x 1.80m)

Tiled floor. Part tiled walls. A range of grey wall cupboards and base units. Radiator. UPVC double glazed window. Wall mounted Baxi gas central heating boiler.

## REAR HALL

Tiled floor. Airing cupboard with insulated hot water cylinder. External door.

## BATHROOM/ WC

7' x 5'7 (2.13m x 1.70m)

Tiled floor. White suite complete with shower over the bath. UPVC double glazed window with fitted blind. Double radiator.

## FIRST FLOOR

### SMALL LANDING

Fitted stair and landing carpet.

### BEDROOM ONE

11'5 x 11'4 (3.48m x 3.45m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Original feature fireplace.

### BEDROOM TWO

11'6 x 11'5 (3.51m x 3.48m)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

There is a walled forecourt at the front of the property and a small walled patio area with artificial grass at the rear.







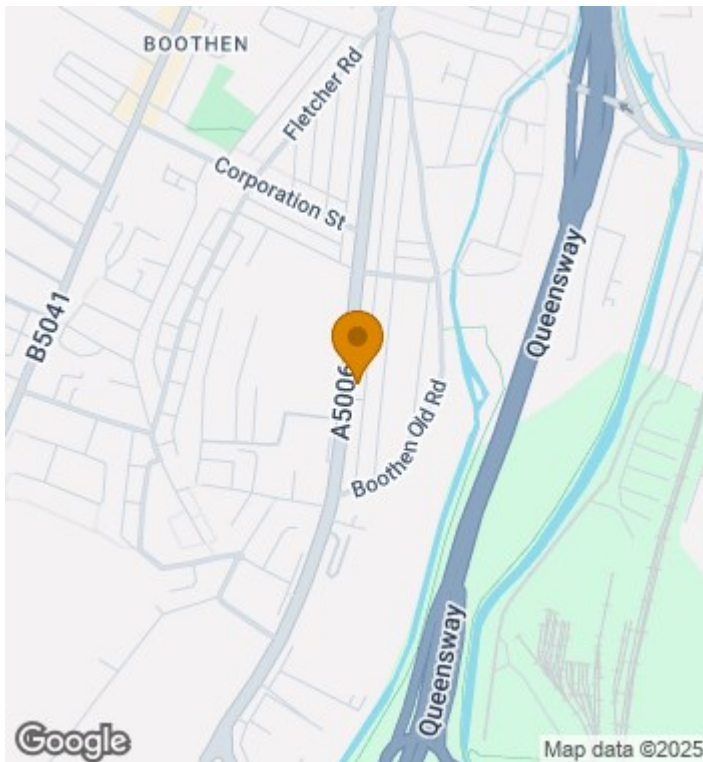
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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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