

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Grove Road, Heron Cross, Stoke-On-Trent, ST4 3AY

£105,000

- Large Property
- Two Reception Rooms
- GF Shower Room
- Viewing Recommended
- Two Bedrooms
- FF Bathroom With Bath AND Shower
- Utility Room
- No Chain!

A deceptively large property with no onward chain!

We know this house is going to appeal to first time buyers and investors for the same reason: It is a lot bigger than you think!

The property has two bedrooms and two reception rooms which you may expect, but the proportions are very good. Even more, the bathroom has a separate bath and shower which is located on the first floor and it even has a utility room and ground floor WC that combines with a shower.

Quite an unusual house which we are sure is going to be popular. See our online virtual tour and for more information please contact us.



GROUND FLOOR

SITTING ROOM

15'10 x 11'09 (4.83m x 3.58m)

UPVC double glazed front door and two UPVC double glazed windows. Laminate flooring. Radiator. Stairs to the first floor. Double doors into the...

LIVING ROOM

12'04 x 11'09 (3.76m x 3.58m)

Grey laminate flooring. UPVC double glazed window. Radiator. Electric fire. Access to the...

CELLAR

11'08 x 11'03 (3.56m x 3.43m)

Electric supply.

KITCHEN

11'0 x 8'10 (3.35m x 2.69m)

Modern range of wall cupboards and base units in a gloss white finish with integrated electric oven, hob and extractor. Wood effect laminate flooring. UPVC double glazed window and rear door. Radiator.

UTILITY ROOM

9'04 x 5'10 (2.84m x 1.78m)

Worktop space. Wall unit. Plumbing for washing machine. Tiled floor and splashback. Radiator. Cupboard containing the gas combi boiler.

SHOWER ROOM

Fully tiled room. Wc, wash basin in vanity unit and an electric shower. Extractor fan.

FIRST FLOOR

LANDING

Fitted carpet. Shelves. Access to the loft.

BEDROOM ONE

11'10 x 11'10 (3.61m x 3.61m)

Fitted grey carpet. Two UPVC double glazed windows. Radiator. Large walk in wardrobe.

BEDROOM TWO

12'06 x 9'04 (3.81m x 2.84m)

Laminate flooring. UPVC double glazed window. Radiator. Fitted shelving & hanging rails.

LARGE BATHROOM

10'00 x 8'10 (3.05m x 2.69m)

White suite consisting of a separate bath and walk-in shower, wash basin in vanity unit and wc. Part tiled walls. Laminate flooring. Chrome heated towel rail. UPVC double glazed window.

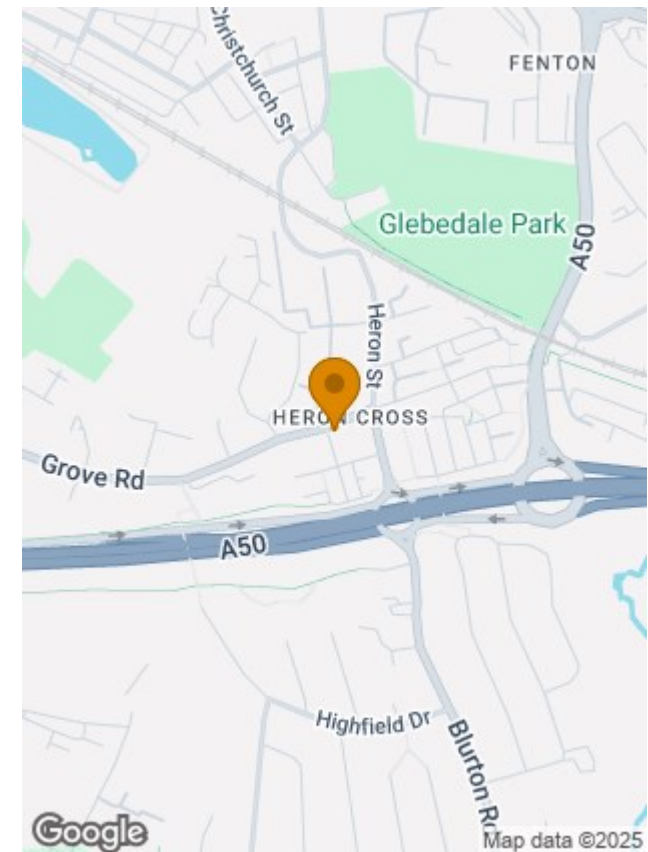
OUTSIDE

Enclosed block paved rear yard with gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	86
(81-91) B		
(69-80) C		
(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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