

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Althrop Grove, Longton, Stoke-On-Trent, ST3 1UF

£155,000

- An Affordable Town House
 - No Chain
 - Private Rear Garden
 - Convenient Location
- Two Bedrooms
 - Spacious Living Area
 - White Bathroom Suite
 - Off Road Parking

A modern built and affordable town house, offered for sale with no onward chain!

Located in the desirable Althorp Grove area of Longton, this two bedroom Town House offers a fantastic opportunity for those looking for a home with great potential.

The spacious living area provides a comfortable setting with plenty of natural light, making it a great space to relax and unwind. Though the décor could benefit from some freshening up, the layout is functional and offers plenty of possibilities for improvement.

The kitchen, although in need of a modern touch, is still fully operational and provides a solid foundation for a contemporary redesign. It's a great space to update according to your taste and needs.

Upstairs, the two well-proportioned bedrooms are ready for personalisation. They offer plenty of natural light and can easily be transformed into comfortable, inviting spaces. The family bathroom, while basic, is functional and offers scope for a modern refresh.

Externally, the property features a private garden, perfect for outdoor relaxation or future landscaping projects. With local amenities, schools, and excellent transport links nearby, this Town House is ideally situated for convenience and ease of living.

This property is perfect for those seeking a home that they can move into straight away, with the option to update and improve it at their own pace. Whether you're a first-time buyer or looking for a property with room to grow, this house offers a fantastic opportunity to create a home tailored to your needs.

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator.

LIVING ROOM

13'03 x 9'05 (4.04m x 2.87m)

UPVC double glazed window. Laminate flooring. Radiator

KITCHEN

12'05 x 9'02 (3.78m x 2.79m)

UPVC double glazed window and UPVC double glazed rear door. Laminate flooring. Radiator. Range of wall cupboards and base units with integrated oven, hob and extractor fan. Gas boiler.

FIRST FLOOR

LANDING

Fitted carpet. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE

12'05 max 9'06 min x 10'05 (3.78m max 2.90m min x 3.18m)

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

BEDROOM TWO

12'0 max x 6'02 (3.66m max x 1.88m)

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

BATHROOM

UPVC double glazed window. Vinyl flooring. Radiator. Part tiled walls. W/C, wash basin and bath with overhead electric shower.

OUTSIDE

To the front of the property is a driveway for off road parking.

At the rear there is a low maintenance enclosed garden complete with paving.





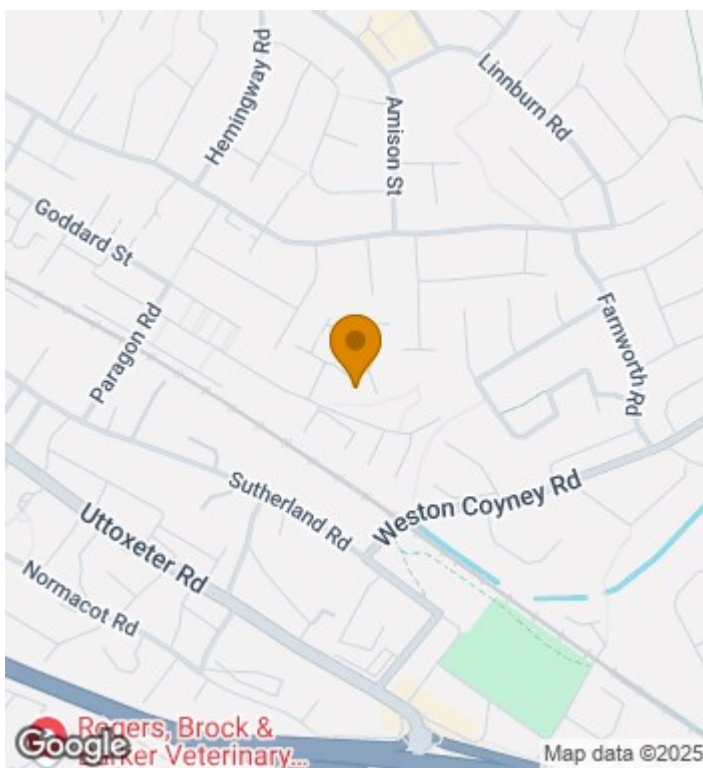
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

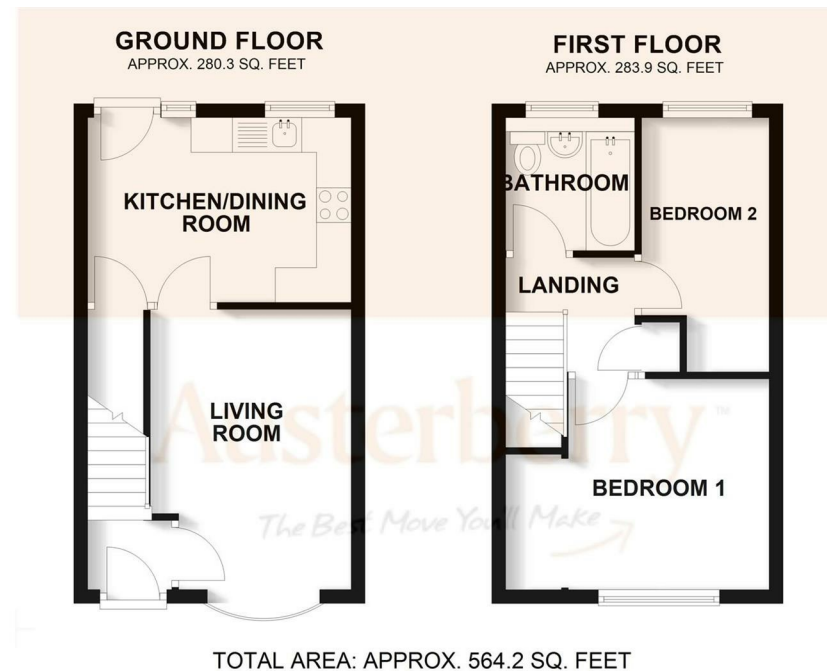
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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	



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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