

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Hines Street, Heron Cross, Stoke-On-Trent, ST4 3AT

Offers In The Region Of

£100,000

- Popular Location
- An End Terraced
- GF Shower Room
- UPVC Double Glazing
- Two Bedrooms
- Impressive Open Plan Living Room
- Combi Boiler
- No Chain!

POPULAR LOCATION, TWO BEDROOMS AND NO CHAIN!

An end of terrace house in a popular location and a property which is being sold with no onward chain.

This house has been updated in terms of UPVC double glazing and gas central heating from a combi boiler but will benefit from further cosmetic improvements.

There is a an impressive open plan living room, a kitchen fitted with a range of wall cupboards and base units in addition to an integrated oven and hob and on the ground floor you'll find an attractive shower room with a white suite.

For more information please contact us.



GROUND FLOOR

OPEN PLAN LIVING ROOM

25'5 x 11'2 (7.75m x 3.40m)

UPVC double glazed front door. UPVC double glazed windows to the front and rear. Fitted carpet. Two radiators. Open plan staircase leading to the first floor.

KITCHEN

12'0 x 6'1 (3.66m x 1.85m)

Fitted carpet. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob and under oven. Part tiled walls. Plumbing for washing machine. Space for fridge and under counter freezer. Extractor. UPVC double glazed window. Radiator.

REAR HALL

Tile effect vinyl flooring. UPVC double glazed external door. Useful storage cupboard which contains the Glow Worm gas combi boiler.

SHOWER ROOM

6'3 x 6'0 (1.91m x 1.83m)

Tile effect vinyl flooring. White suite consisting of a low level wc, wash basin within a unit and a shower. Radiator. UPVC double glazed window.

FIRST FLOOR

SMALL LANDING

Stair and landing carpets.

BEDROOM ONE

11'10 x 11'1 max (3.61m x 3.38m max)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboards.

BEDROOM TWO

11'1 x 9'10 (3.38m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard.

OUTSIDE

Paved rear yard.

Useful storage shed.





MATERIAL INFORMATION

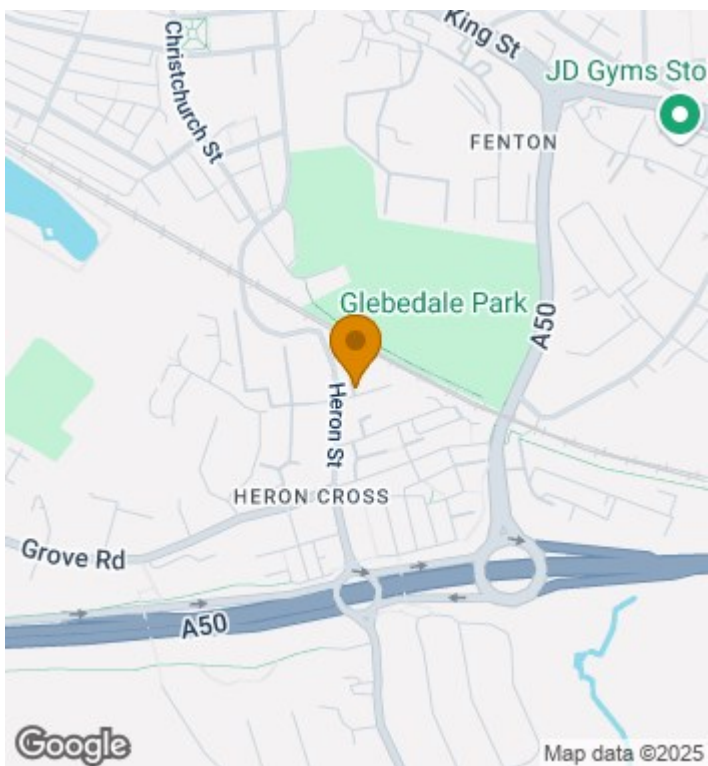
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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