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the best move you'll make

Estate Agents

Letting and Management Specialists



231 Ubberley Road, Bentilee, Stoke-On-Trent, ST2 0EP

£125,000

- Three Good Bedrooms
- Spacious Accommodation
- Modern Wet Room
- EPC Rating C
- No Chain!
- Utility Room
- Combi Boiler
- Large Rear Garden

A three bedroom property close to local amenities benefitting from no onward chain!

This property on Ubbberley Road offers spacious accommodation at a very competitive price. If you're seeking a proper third bedroom and a large garden then you've found it here!

The accommodation comprises, a comfortable lounge with feature fireplace. ground floor wc, utility room and a kitchen with range of wall and base units.

Upstairs are three bedrooms with fitted carpets and there is a modern wet room with an electric shower. The property benefits from a modern gas combi boiler and an EPC rating C which is excellent for a property of this type.

Viewing is highly recommended - for further information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Wood effect laminate flooring. Radiator. Stairs to the first floor.

LOUNGE

16'3 x 10'5 (4.95m x 3.18m)

UPVC double glazed window. Wood effect laminate flooring. Feature fireplace with electric fire. Radiator.

REAR HALL/UTILITY ROOM

8'6 x 4'7 (2.59m x 1.40m)

Tile effect vinyl flooring. UPVC double glazed rear door. Radiator. Plumbing for washing machine. Worktop space.

WC

Wash basin and wc. Vinyl flooring. Extractor fan.

KITCHEN

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

Range of fitted wall cupboards and base units with space for an electric cooker. Tiled splashback. Radiator. UPVC double glazed window. Space for fridge freezer. Tile effect vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Cupboard containing the modern Vaillant combi boiler. Access to the loft.

BEDROOM ONE

13'10 x 11'6 max, 8'3 min (4.22m x 3.51m max, 2.51m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5 x 8'7 (3.18m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

MODERN WET ROOM

7'7 x 5'5 (2.31m x 1.65m)




White suite including wc, wash basin and electric shower. Part tiled walls. Vinyl flooring. UPVC double glazed window. Extractor fan. Radiator.

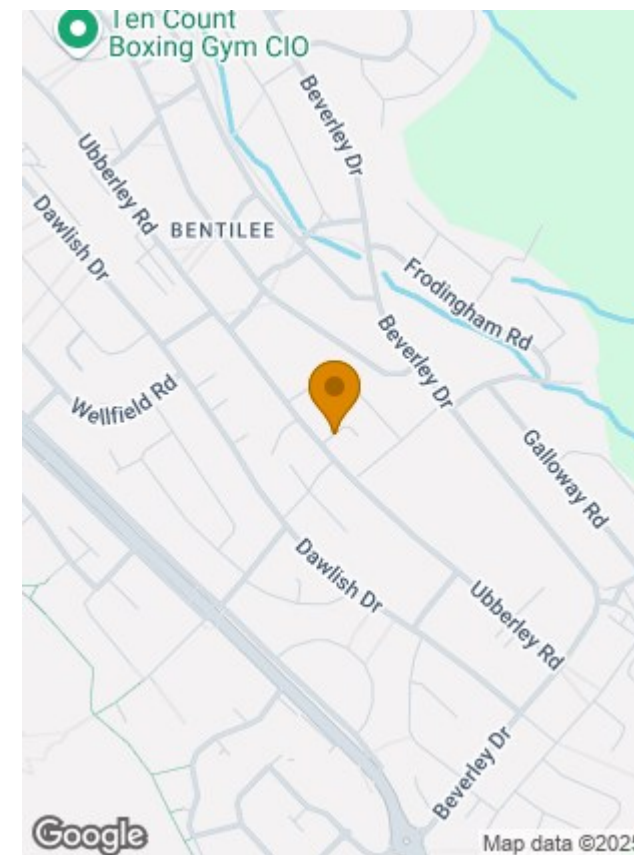
OUTSIDE

There is an enclosed paved front garden and a very large rear garden comprising mostly of paved slabs, gravel and artificial grass. Timber garden shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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