

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



74 Williamson Avenue, Ball Green, Stoke-On-Trent, ST6 8AU

£90,000



- Available Now!
- Two Bedrooms
- GF Cloaks/Wc
- Double Glazing
- Fitted Kitchen
- FF Bathroom With Bath And Shower
- Combination Boiler
- Off Road Parking

## A SMART HOUSE WITH TWO BEDROOMS AND AN UPSTAIRS BATHROOM!

You cannot imagine just how good this house is until you step inside! It has laminate flooring throughout the ground floor, a smart fitted kitchen and a cloakroom/wc as well as two first floor bedrooms and a really impressive bathroom with a bath and huge shower!

There is UPVC double glazing throughout, gas central heating from a combi boiler and as well as a forecourt at the front of the property, there are double gates at the rear that lead to an off road parking area.

This house could not be more convenient... there is a local shop next door and a bus stop just around the corner.

For more information call or e-mail us.



## GROUND FLOOR

### LOUNGE

12'2" x 11'8" (3.71 x 3.56)

Fitted carpet. Double radiator. UPVC double glazed front door. UPVC double glazed window with fitted venetian blind. Open archway to the...

### KITCHEN

12'6" x 12'4" (3.81 x 3.76)

Laminate flooring. Double radiator. UPVC double glazed window with fitted blind. Range of wall cupboards and base units finished in white. Electric cooker. Stainless steel cooker hood. Plumbing for automatic washing machine.

### DINING ROOM

12'3" x 8'6" (3.73 x 2.59)

Laminate flooring. Double radiator. UPVC double glazed window. Under stairs storage cupboard. Stairs to the first floor. UPVC double glazed rear door.

### CLOAKROOM/WC

5'11" x 4'2" (1.80 x 1.27)

Laminate flooring. UPVC double glazed window. Extractor. Radiator. White suite comprising low level wc and wash basin.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

11'7" x 10'3" (3.53 x 3.12)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'0" x 9'2" (3.66 x 2.79)

Fitted carpet. Double radiator. UPVC double glazed window.

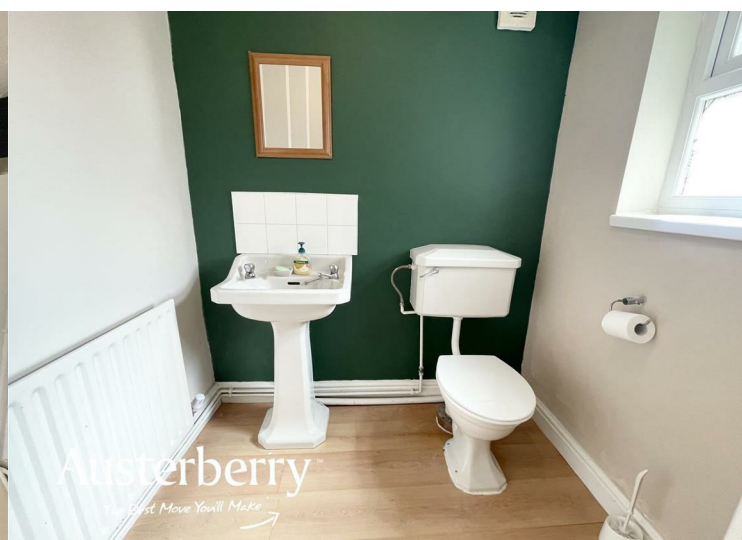
### EXCELLENT BATHROOM!

11'9" x 8'5" (3.58 x 2.57)

With a white suite comprising panelled bath, separate double sized shower, low level wc and pedestal wash basin. Double radiator. UPVC double glazed window with fitted blind. Airing cupboard with concealed Potterton gas boiler for gas central heating and hot water. Extractor.

## OUTSIDE

There are double gates at the rear to a potential garden or off road parking area. The property is set back from the road behind a forecourt.







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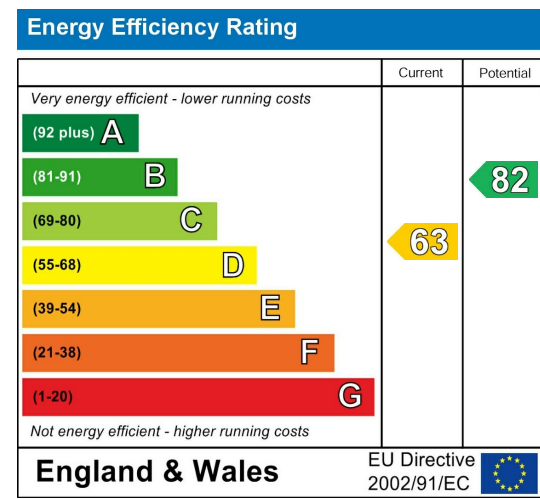


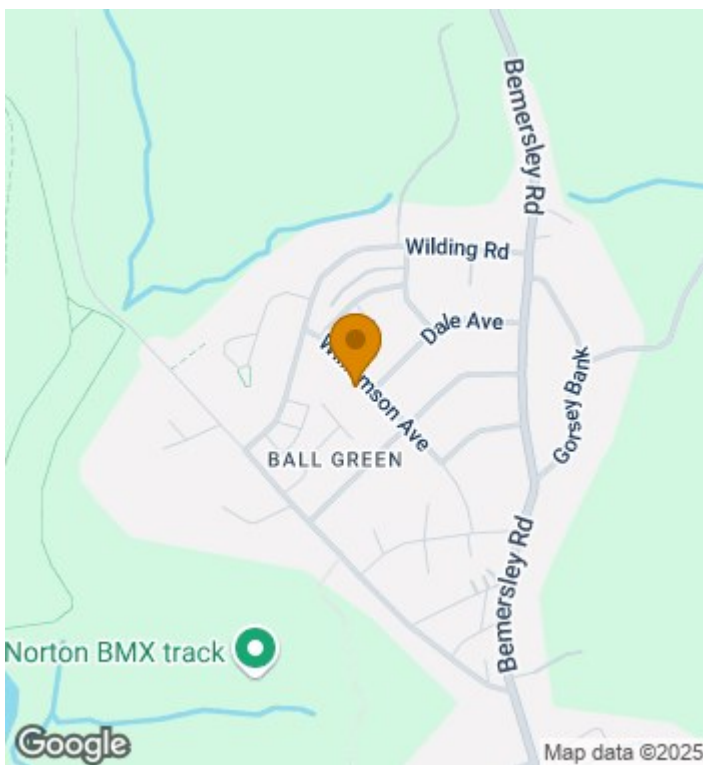
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## MATERIAL INFORMATION

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](mailto:enquiries@austerberry.co.uk)

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