

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



26 Whitmore Avenue, Werrington, Stoke-On-Trent, ST9 0LW

£200,000

- Very Desirable Location!
- Three Good Bedrooms
- General Updating Required
- UPVC Double Glazing
- Excellent Off Road Parking
- Interesting Rear Garden
- Gas Central Heating
- No Chain!

## THREE GOOD BEDROOMS, EXTENSIVE PARKING AND A GREAT LOCATION!

Finding a property in Werrington at an affordable price and with plenty of potential is not easy but 26 Whitmore Avenue certainly fits the bill!

This semi-detached house occupies a commanding position at the head of the cul-de-sac with plenty of off-road parking space in the wide tarmac driveway. All three bedrooms are of a really good size and the house benefits from a lounge to the rear overlooking the surprisingly large garden which faces in a south/south easterly direction.

Whilst there is a gas central heating system and UPVC double glazing the property needs redecoration and general updating but it does have fantastic potential and is being sold with no onward chain!

For more information contact us.



**Austerberry**  
The Best Move You'll Make

## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Open archway leading into the...

### DINING ROOM

10'0 x 7'5 (3.05m x 2.26m)

Fitted carpet. UPVC double glazed window. Under stairs storage cupboard. Concealed Vaillant gas central heating boiler.

### KITCHEN

11'1 x 6'0 (3.38m x 1.83m)

White wall cupboards and base units. Double radiator. UPVC double glazed window. Part tiled walls.

### LOUNGE

17'5 x 10'0 (5.31m x 3.05m)

Fitted carpet. Double radiator. UPVC double glazed window. Door leading into the garden.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Airing cupboard with insulated hot water cylinder.

## BEDROOM ONE

13'1 x 8'2 (3.99m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

10'3 x 9'1 (3.12m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'3 x 8'1 (2.51m x 2.46m)

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

## SHOWER ROOM

6'10 x 5'6 (2.08m x 1.68m)

White suite including a room width rain head shower, pedestal wash basin and low level wc. UPVC double glazed window. Radiator.

## OUTSIDE




To the rear is an interesting and surprisingly large south/south easterly garden with lawns, shrubs and a patio.

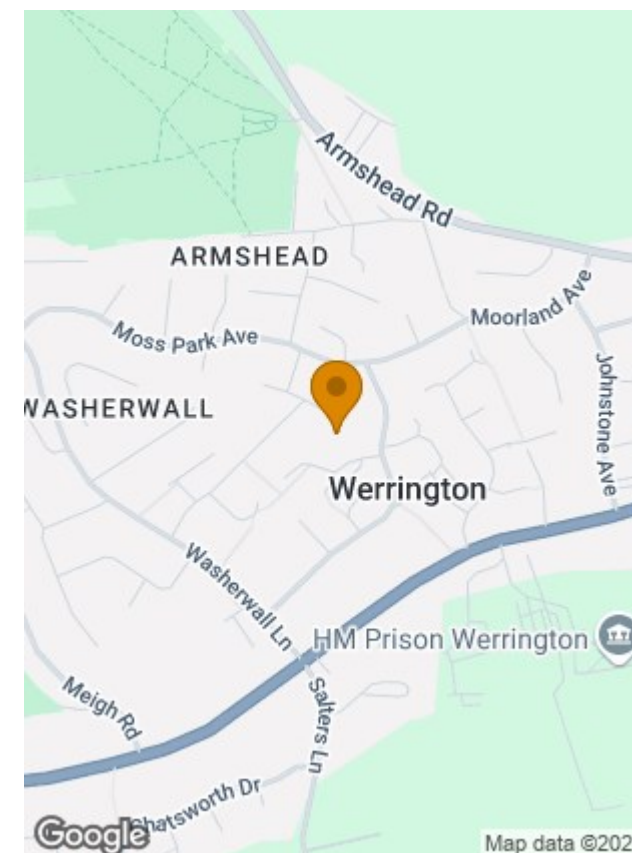
There is an extensive tarmac driveway and parking area to the front of the house which leads to a...

## BRICK BUILT SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

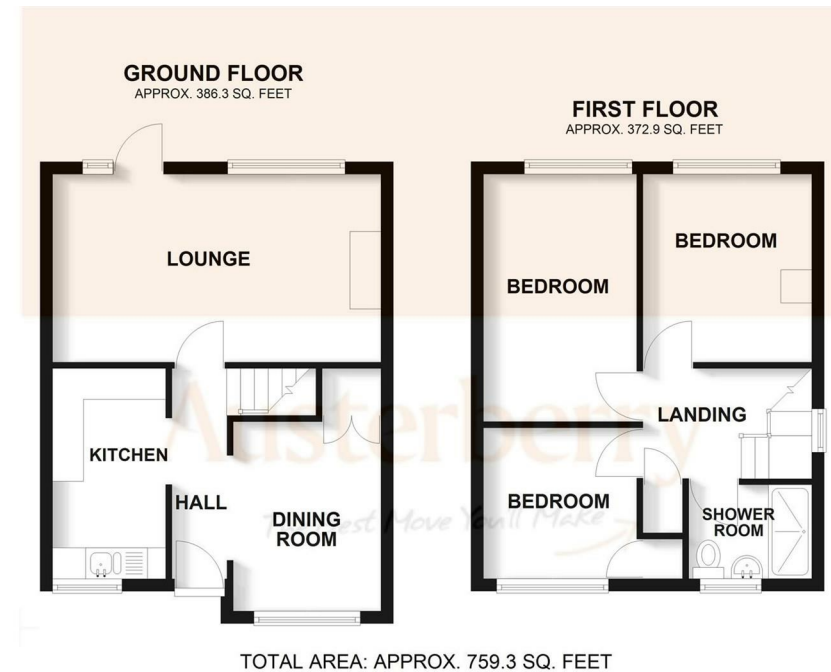
Tenure - Freehold

Council Tax Band - B



### 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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