

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



94 Newmount Road, Fenton, Stoke-On-Trent, ST4 3HU

£160,000



- Corner Plot
- Close To Schools And Shops
- Detached Garge
- UPVC Double Glazing
- Three Good Bedrooms
- Plenty Of Parking Space
- Gas Central Heating
- No Chain!

## CORNER PLOT AND THREE GOOD BEDROOMS!

Conveniently close to local schools and neighbourhood shops and a semi-detached house which has been much loved by the present owners.

The property features three family-sized bedrooms as well as ground floor accommodation featuring a comfortable lounge to the rear and a kitchen and dining room to the front, UPVC double glazing and gas central heating.

This property is being sold with no onward chain.

For more information contact us.





## GROUND FLOOR

### PORCH

UPVC double glazed front door. Fitted carpet.

### ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

### KITCHEN

11'11 x 6'5 (3.63m x 1.96m)

Tiled floor and walls. Range of wall cupboards and base units with a dark timber finish. Double radiator. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Baxi gas central heating boiler. Open archway leading into the...

### DINING ROOM

15'11 x 7'6 (4.85m x 2.29m )

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of wall cupboards and base units.

### LOUNGE

14'5 x 13'2 (4.39m x 4.01m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed external rear door. Feature fireplace. Walk in under stairs store room.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft.

## BEDROOM ONE

14'5 x 10'1 (4.39m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

11'11 x 7'11 (3.63m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

8'11 x 6'2 (2.72m x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with storage cupboards above.

## BATHROOM/WC

8'2 x 7'11 max (2.49m x 2.41m max)

Vinyl flooring. Tiled walls. White suite consisting of panelled bath with shower over, pedestal wash basin and low level wc. Radiator. Tiled walls. Airing cupboard with hot water cylinder.

## OUTSIDE

There is a compact and mainly paved patio style rear garden.

The house stands on the corner of Newmount Road and Robin Hill Grove. Double gates lead into a paved driveway which offers parking space for at least two vehicles. There is also lawned gardens to the front and side of the house and a...

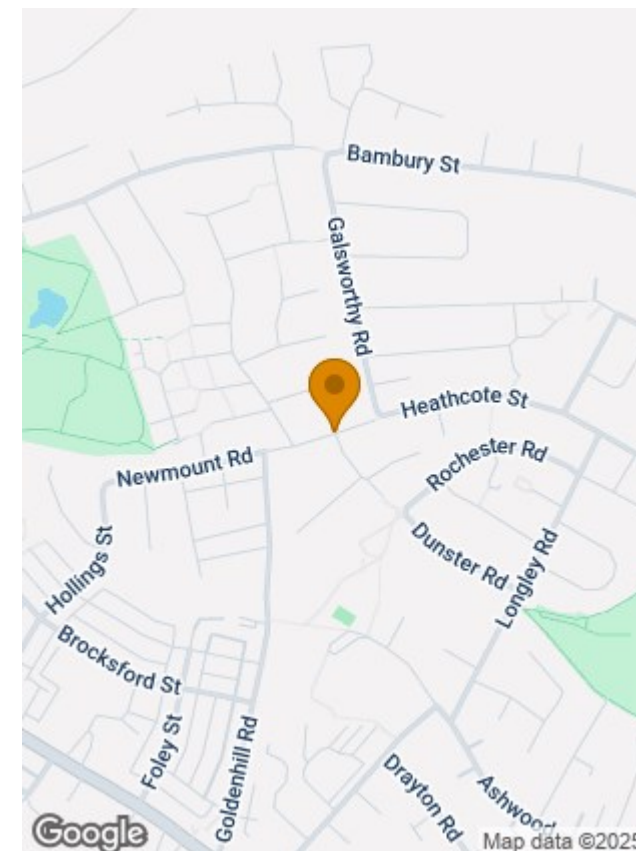
## DETACHED SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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