

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



272 Beverley Drive, Bentilee, Stoke-On-Trent, ST2 0NR

£150,000

- Three Bedrooms
- Gas Combi Boiler
- Utility/Cloaks
- Close To Schools And Shops
- Garage + Off Road Parking
- Double Glazing
- FF Bathroom
- Popular Location!

THREE BEDROOMS, OFF STREET PARKING AND A BIG GARAGE*

An impressive family sized semi-detached house in a popular location and a property that certainly has a lot to offer!

The gas central heating system is from a combi boiler in the loft, the house has double glazing throughout and in addition to a long road frontage it has the benefit of off road parking and a large garage/workshop... * but at present please note that there is not a dropped kerb to give access to the driveway and garage.

There is a well equipped kitchen, a separate utility room/cloakroom and a first floor bathroom with a white suite. The pleasant, compact and enclosed rear garden faces south/south west and the house is conveniently close to local shops and schools.

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE

19'7 x 10'4 (5.97m x 3.15m)

Fitted carpet. Double radiator. UPVC double glazed windows to the front and rear of the room, both with fitted vertical blinds. Feature fireplace surround, tiled hearth and multi-fuel log burner stove. Door leading into the...

KITCHEN

11'7 x 11'5 (3.53m x 3.48m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, stainless steel cooker hood and under oven. Space for tall fridge freezer. Radiator. UPVC double glazed window with fitted roller blind. UPVC double glazed rear door. Space for a table and chairs.

HALL

7'8 x 4'9 (2.34m x 1.45m)

Tiled floor to match the kitchen. Radiator. UPVC double glazed window with fitted roller blind. Worktop and fitted drawers.

UTILITY ROOM/CLOAKS-WC

7'9 x 3'1 (2.36m x 0.94m)

Tiled floor to match the kitchen. Double glazed window. White low level wc and wash basin. Work surface. Plumbing for washing machine. Space for dryer. Double wall cupboard. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Useful storage cupboard. Access to the boarded loft via a loft ladder - we understand that the gas combi boiler is in the loft and that the loft has lighting.

BEDROOM ONE

13'8 x 8'5 + recess (4.17m x 2.57m + recess)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

10'5 x 8'8 (3.18m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

8'3 x 5'6 (2.51m x 1.68m)

White suite complete with shower fitting to the bath, pedestal wash basin and low level wc. Tiled walls. Radiator. Extractor. UPVC double glazed window with fitted roller blind.

OUTSIDE

There is a low maintenance walled front garden and a very pleasant south/south westerly facing garden to the rear of the house which is fully enclosed and features a paved patio, lawns and a garden shed.

ATTACHED GARAGE

19'6 x 14'9 max internal measurements (5.94m x 4.50m max internal measurements)

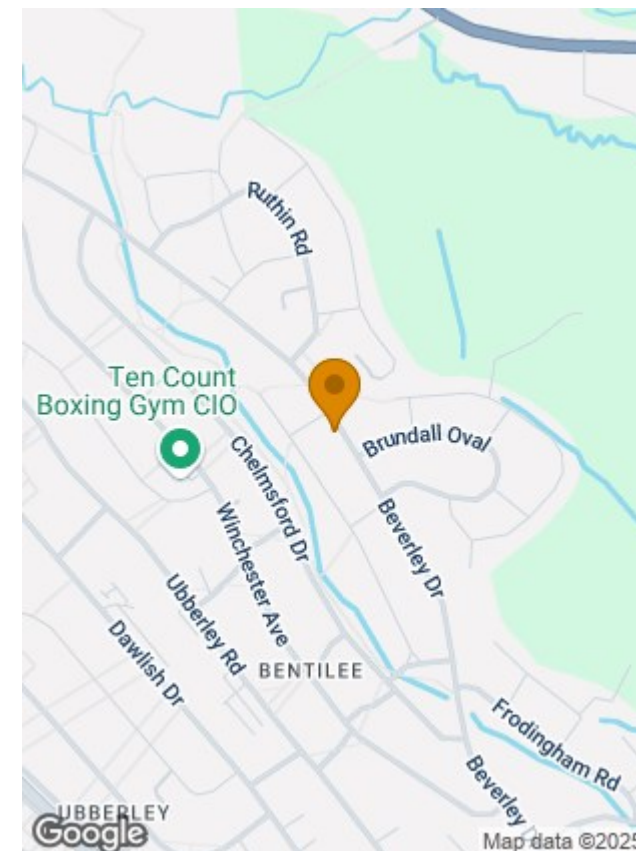
Up and over door. Light and power.

N.B. * There is not a dropped kerb from the highway into the drive.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - 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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