

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



93 Galloway Road, Bentilee, Stoke-On-Trent, ST2 0QQ

£130,000

- No Onward Chain!
- Spacious Living Area
 - Conservatory
 - Condensing Boiler
- Three Well Proportioned Bedrooms
 - Generous Garden
 - UPVC Double Glazing
 - Close To Local Amenities

A family sized home, available with no onward chain!

Located in a popular residential area, this well-proportioned three-bedroom semi-detached house on Galloway Road offers an excellent opportunity for families, first-time buyers, or investors alike.

The property features a bright and spacious living area, a practical kitchen with ample storage, and a generous rear garden – ideal for outdoor entertaining or family activities. Upstairs, there are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for a growing household. The conservatory on the ground floor provides useful additional living space!

Situated close to local schools, shops, and public transport links, the home benefits from convenient access to the amenities of Bentilee and surrounding areas. There's also potential for modernisation, providing a great option for buyers looking to add value.

We would be pleased to show you around! For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Carpet. Radiator.

LIVING ROOM

16'03 max x 10'05 max (4.95m max x 3.18m max)
UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

UTILITY ROOM

8'03 max x 7'10 max (2.51m max x 2.13m x 2.39m max)
UPVC double glazed rear door into the conservatory. Tiled floor. W/C

CONSERVATORY

9'03 max x 7'07 max (2.82m max x 2.31m max)
UPVC double glazed door into the garden. Tiled floor. Radiator.

KITCHEN

11'05 x 11'04 (3.48m x 3.45m)
Three UPVC double glazed windows. Tiled floor. Radiator. Range of wall cupboards and base units.

FIRST FLOOR

LANDING

Fitted carpet to the landing and stairs.

BEDROOM ONE

13'11 x 8'05 (4.24m x 2.57m)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe and store cupboard.

BEDROOM TWO

10'10 x 10'06 (3.30m x 3.20m)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

10'05 max 6'01 min x 8'07 max 5'07 min (3.18m max 1.85m min x 2.62m max 1.70m min)
UPVC double glazed windows. Fitted carpet. Radiator. Vailant condensing boiler.

BATHROOM

11'06 x 5'05 (3.51m x 1.65m)
UPVC double glazed window. Vinyl floor. Radiator. Shower enclosure with electric shower. Bath. W/C. Wash basin. Loft access.


OUTSIDE

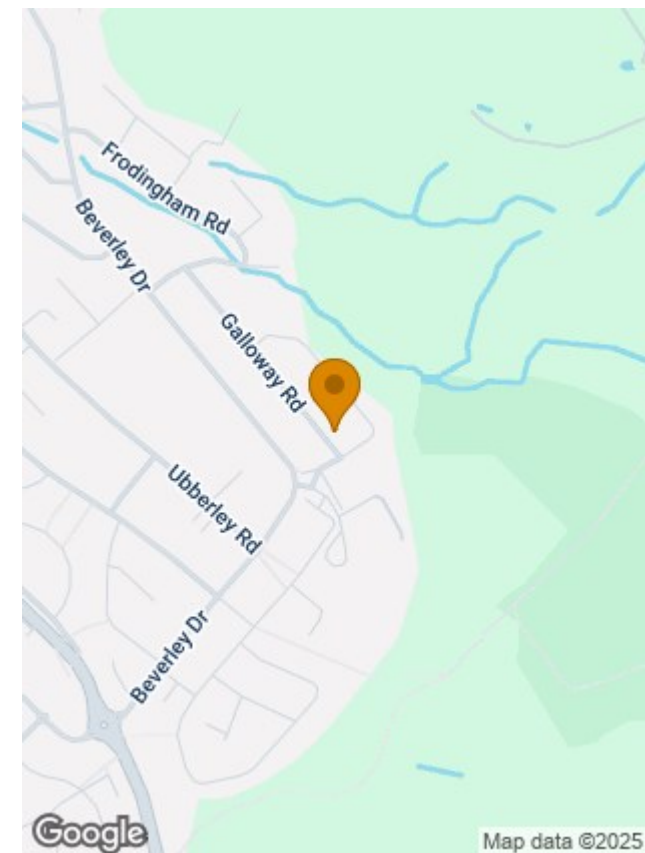
There is an enclosed garden with patio to the rear with lawns and useful shed.

At the front there is a driveway for off road parking and manageable gardens.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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