

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



35 Heron Street, Heron Cross, Stoke-On-Trent, ST4 3AR

£110,000

- No Onward Chain
- Ground Floor W/C
- Combi Boiler
- Close To Local Amenities And Transport Routes
- Upstairs Bathroom
- UPVC Double Glazing
- Low Maintenance Garden To Rear
- Two Bedrooms

A big terraced house with upstairs bathroom and a garden!

You won't believe your eyes when you step foot in this property on Heron Street, Heron Cross. The house itself is larger than usual with an upstairs bathroom with corner bath and shower over. You'll find a utility room and ground floor WC too. Two double bedrooms and a full length combined living and dining room complete the picture.

Outside the property continues to impress with low maintenance garden combining artificial grass and a patio area. Conveniently located on a bus route, close to shops and schools along with easy access to the A50.

The house benefits from UPVC double glazing throughout and gas central heating from a combi boiler. There's NO CHAIN either to slow down your purchase!

For more information call or e-mail us.



COMBINED LIVING & DINING ROOM

27'03 x 11'04 (8.31m x 3.45m)

UPVC double glazed front door. Part laminate, part fitted carpet. UPVC double glazed windows to the front and rear. Two granite feature fireplaces. Stairs to the first floor. Two radiators.

KITCHEN

11'05 x 5'08 (3.48m x 1.73m)

Range of fitted wall and base units. Integrated electric oven and gas hob. Stainless steel extractor. Tiled splashback. Tiled flooring. UPVC double glazed rear door. UPVC double glazed window. Radiator.

UTILITY ROOM

6'01 x 5'08 (1.85m x 1.73m)

Tiled flooring. Granite worktop. Plumbing for washing machine. UPVC double glazed window. Radiator.

GROUND FLOOR W/C

Toilet. Chrome heated towel rail. wash basin tiled flooring. UPVC double glazed window.

FIRST FLOOR

STAIRS & LANDING

Fitted grey carpet. Radiator.

BEDROOM ONE

11'06 x 10'02 (3.51m x 3.10m)

Fitted grey carpets. UPVC double glazed window. Radiator.

BEDROOM TWO

12'0 x 8'05 (3.66m x 2.57m)

Fitted grey carpet. UPVC double glazed window. Radiator.

FIRST FLOOR BATHROOM

10'11 x 5'08 (3.33m x 1.73m)

White suite, corner bath with shower over. Toilet, wash basin. Radiator and chrome heated towel rail. UPVC double glazed window. Part tiled walls. Combi boiler in cupboard.

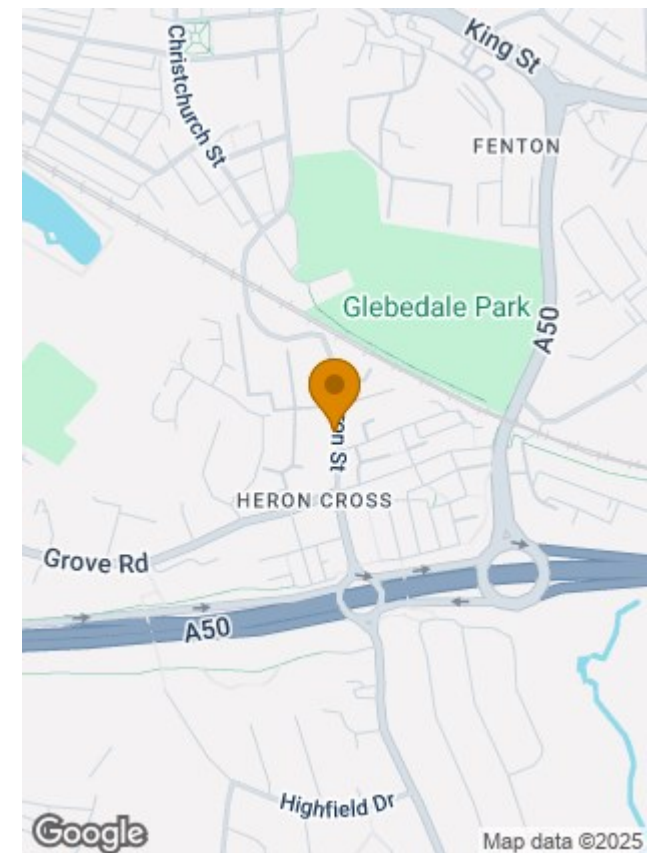
OUTSIDE

Landscaped garden to include paved patio seating area, artificial grass lawn and attractive raised borders with blue slate





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	82
(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 - 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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