

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



231 Whieldon Road, Mount Pleasant, Stoke-On-Trent, ST4 4JT

£180,000



- Popular Location
- Three Bedrooms
- New Fitted Kitchen
- Combi Boiler
- Opposite The Park
- Recently Refurbished
- Bath + Rain Head Shower
- UPVC Double Glazing

NO CHAIN, POPULAR LOCATION AND READY TO MOVE INTO!

Mount Pleasant is a really popular place to live and this recently refurbished semi-detached house is almost opposite the entrance to the park.

Step inside and you will appreciate that it has been freshly decorated and we're sure that you'll like the fitted kitchen and attractive bathroom with a white suite and rain head shower over the bath.

Heating is from a combi boiler in the bathroom, the windows are UPVC double glazed units and the house benefits from a garage as well as a tarmac driveway and south/southwesterly facing back garden.

Move into this house, put your stamp on it and make it home!

See our online virtual tour and for more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC front door. Fitted carpet. Double radiator. Stairs leading to the first floor. Door into the...

### LOUNGE AND DINING ROOM

19'8 x 11'4 max, 7'10 min (5.99m x 3.45m max, 2.39m min)  
Fitted carpet. UPVC double glazed bow window at the front of the room and UPVC double glazed window at the rear. Feature media wall.

### FITTED KITCHEN

9'0 x 8'4 (2.74m x 2.54m)  
Range of wall cupboards and base units with a high gloss white finish together with an induction hob, stainless steel cooker hood and under oven. Part tiled walls. Wood effect floor tiling. Double radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed rear door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

10'9 x 8'7 + recess (3.28m x 2.62m + recess)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BEDROOM TWO

8'8 + recess x 8'6 (2.64m + recess x 2.59m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BEDROOM THREE

8'6 x 7'8 (2.59m x 2.34m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

### BATHROOM/WC

5'11 x 5'6 (1.80m x 1.68m)  
White suite featuring a panelled bath with rain head shower and screen over and a wash basin and wc within a fitted unit. Laminate flooring. UPVC double glazed window with fitted roller blind. Part panelled walls. Baxi gas combi boiler. Radiator.

## OUTSIDE

The south/south westerly facing rear garden is mainly gravelled for ease of maintenance and there is an outside tap.

There's a well stocked garden at the front of the house and a tarmac driveway at the side leading to a...


### DETACHED SINGLE GARAGE

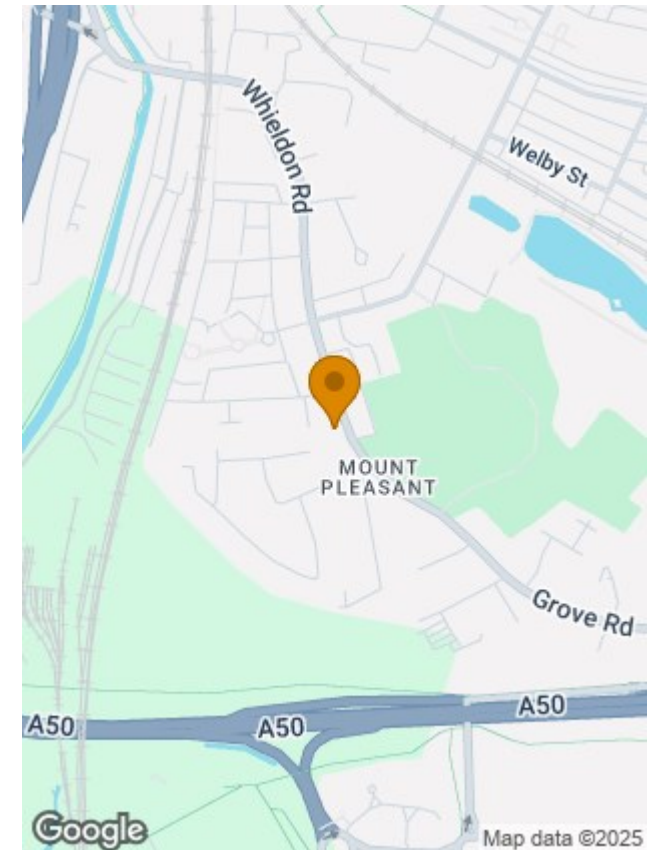
Up and over door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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.

Master Floorplan Image



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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