

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Dorcas Drive, Heron Cross, Stoke-On-Trent, ST3 2DP

£155,000

- A Family Sized House
- Fitted Kitchen
- White Bathroom Suite
- On Street Parking
- Three Bedrooms
- Spacious Lounge
- Pleasant Rear Garden
- Convenient Location

A TRADITIONAL STYLE THREE BEDROOM FAMILY-SIZED HOUSE!

Available to view now is this property on Dorcas Drive. Conveniently close to local schools, shops and commuter routes such as the A50 and A500.

The house benefits from well proportioned accommodation including a comfortable lounge, kitchen with range of wall and base units, three bedrooms upstairs and a family bathroom. The garden to the rear is pleasant with lawn and paved patio area. Parking is available on the road to the front of the house.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Double glazed front door. Radiator. Stairs to the first floor. Large under stairs storage cupboard.

LOUNGE

18'4 x 11'11 (5.59m x 3.63m)

Fitted carpet. Radiator. UPVC double glazed window. UPVC sliding patio doors. Feature fireplace.

KITCHEN

11'3 x 10'7 (3.43m x 3.23m)

Tiled floor and walls. UPVC double glazed window. Range of wall cupboards and base units in a pale blue colour with integrated gas hob and electric oven. Plumbing for washing machine. Gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Window. Storage cupboard. Access to the loft.

BEDROOM ONE

11'10 x 10'7 (3.61m x 3.23m)

Fitted carpet. Radiator. Double glazed window. Fitted wardrobe.

BEDROOM TWO

11'4 x 9'4 (3.45m x 2.84m)

Fitted carpet. Radiator. Double glazed window. Fitted wardrobe.

BATHROOM

6'7 x 5'6 (2.01m x 1.68m)

White suite consisting of a bath with shower over, wash basin and wc. Double glazed window. Tiled walls. Carpet.


OUTSIDE

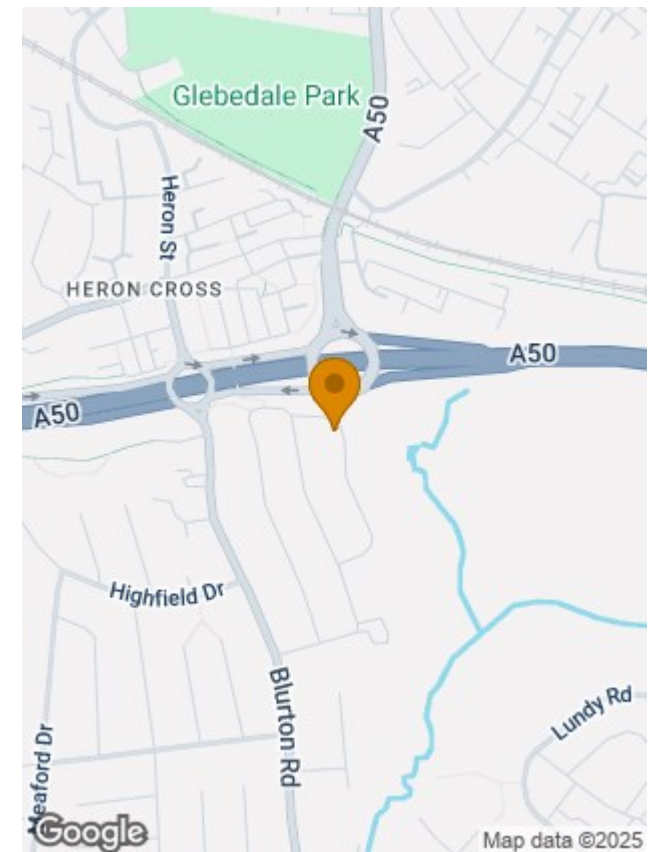
There is on street parking to the front of the property and a garden with a path and hedge.

To the rear there is a large lawned garden with borders and a brick storage shed and a lean to porch to the side of the property.





| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 72 | 86 |
| (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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