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the best move you'll make

Estate Agents

Letting and Management Specialists



18 Park View Close, Burton, Stoke-On-Trent, ST3 2BF

£260,000

- No Chain!
- Four Bedrooms
- Modern Fitted Kitchen
- South Facing Garden
- Impressive Family Accommodation
- En-Suite
- Separate Utility Room
- UPVC Double Glazing & Combi Boiler

FOUR BEDROOMS, EN-SUITE SHOWER ROOM AND EXCELLENT ACCOMMODATION!

There's no onward chain to slow down your purchase of this impressive detached house which is well presented and has a south facing rear garden.

The kitchen is a well equipped and fitted room at the front of the property, there is also a separate utility room, a family friendly ground floor cloakroom with WC and an impressive open plan lounge and dining room with double doors opening into the garden.

The first floor accommodation is exceptional in terms of its size which offers four good bedrooms in addition to an en-suite shower room to the master bedroom and a family bathroom.

Heating of the property is from a Baxi gas combi boiler, there is UPVC double glazing throughout and there's even space to increase the off-road parking at the front of the property by incorporating the lawn. Please note Park View Close is not an adopted road.

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



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Radiator.

CLOAKROOM/WC

4'8 x 3'6 (1.42m x 1.07m)

Grey laminate look vinyl flooring. White suite consisting of a low level wc and wash basin. Radiator.

Storage cupboard.

FITTED KITCHEN

16'0 x 7'6 (4.88m x 2.29m)

Grey laminate look vinyl flooring. Excellent range of white wall cupboards and base units with soft close doors and drawers together with integrated electric hob, stainless steel cooker hood, eye level oven and wine cooler. Plumbing for dishwasher. UPVC double glazed window with fitted blind. Spotlights. Stainless steel centrally heated vertical radiator. Concealed Baxi gas combi boiler. Part tiled walls.

UTILITY ROOM

11'0 x 6'6 (3.35m x 1.98m)

Grey laminate look vinyl flooring. White base unit. Range of worktops. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted vertical blinds. Composite double glazed stable type external door.

LOUNGE AND DINING ROOM

19'3 x 11'1 (5.87m x 3.38m)

Laminate flooring. Radiator. Feature fireplace. UPVC double glazed bay window with fitted vertical blinds and UPVC double glazed double doors with fitted vertical blinds leading out into the garden. Stairs to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'4 max x 13'6 max, 10'1 min (3.76m max x 4.11m max, 3.07m min)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds.

EN-SUITE SHOWER ROOM

6'5 x 3'11 (1.96m x 1.19m)

Grey laminate look vinyl flooring. White suite consisting of low level wc, pedestal wash basin and walk in tiled shower. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

9'8 x 7'9 (2.95m x 2.36m)

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

BEDROOM THREE

9'3 x 7'9 (2.82m x 2.36m)

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

BEDROOM FOUR

9'2 x 7'4 (2.79m x 2.24m)

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

BATHROOM/WC

6'9 x 5'9 (2.06m x 1.75m)


Tiled floor and walls. White suite consisting of panelled bath with shower over, pedestal wash basin and low level wc. Radiator. Extractor. UPVC double glazed window with fitted vertical blinds.

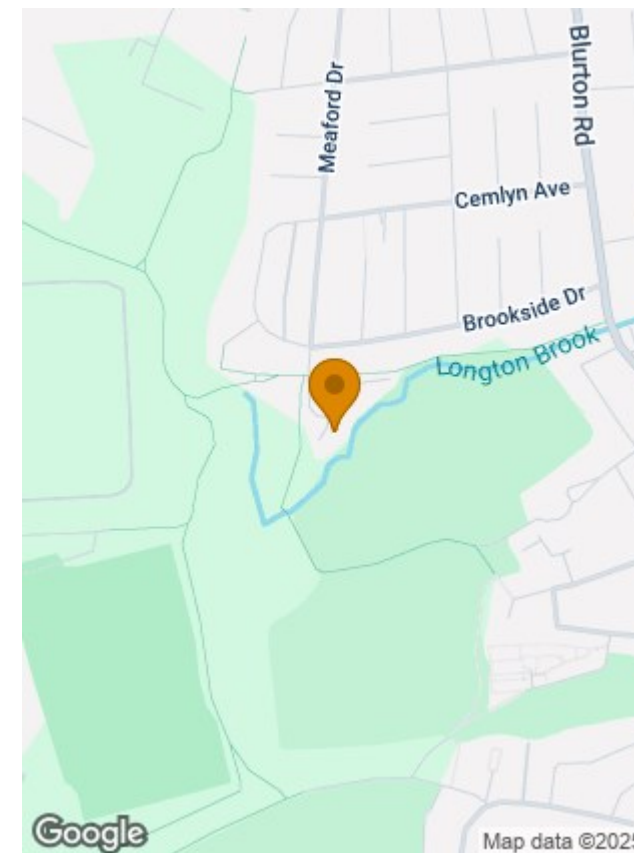
OUTSIDE

There's a driveway and lawned garden at the front of the property and a fenced virtually south facing rear garden with lawn and paved patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	67	
(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 - D



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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