

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Wolstern Road, Adderley Green, Stoke-On-Trent, ST3 5BU

£110,000

- A Well Presented Home
- Two Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Excellent Convenient Location!
- Two Reception Rooms
- GF White Bathroom Suite
- Double Glazing And Central Heating

A well presented home in a brilliant location!

This well-proportioned two-bedroom mid-terraced property is located on a popular residential street in Longton. Ideal for first-time buyers, investors, or those looking to downsize, the home provides spacious accommodation across two floors and benefits from excellent access to local amenities, public transport, and major commuter routes including the A50.

The ground floor comprises two separate reception rooms, the front reception room is currently used as a dining room whilst the rear reception room is a comfortable living room. At the rear of the property is a fitted kitchen and access to the enclosed rear garden. A ground-floor bathroom is located beyond the kitchen, fitted with a white suite including a bath, WC and wash basin.

Upstairs, the property offers two good-sized bedrooms. The main bedroom overlooks the rear garden and provides ample space for wardrobes and storage, while the second bedroom is also a double bedroom. The house also benefits from double glazed windows and gas central heating.

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



GROUND FLOOR

SITTING ROOM

11'9 max x 11'1 (3.58m max x 3.38m)

Timber glazed front door. Laminate flooring. UPVC double glazed window. Radiator. Decorative fireplace.

LIVING ROOM

12'0 x 11'1 (3.66m x 3.38m)

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

KITCHEN

9'11 x 6'4 (3.02m x 1.93m)

Vinyl flooring. Radiator. Timber double glazed window. Range of wall cupboards and base units with an integrated extractor fan.

REAR HALL

UPVC double glazed rear door. Store cupboard containing the combi boiler.

BATHROOM

6'2 x 5'3 (1.88m x 1.60m)

Vinyl flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'0 x 11'1 (3.66m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard with access to the loft.

BEDROOM TWO

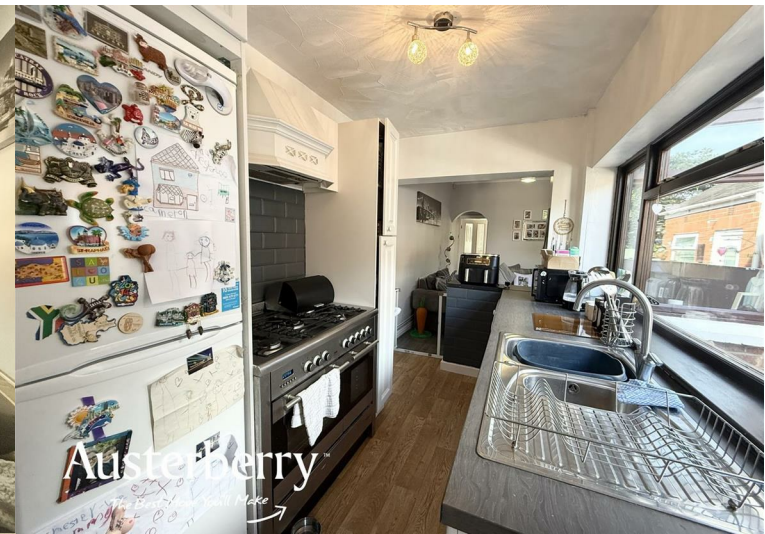
11'00 max x 10'2 max (3.35m max x 3.10m max)

Fitted carpet. Radiator. Timber double glazed window.

OUTSIDE

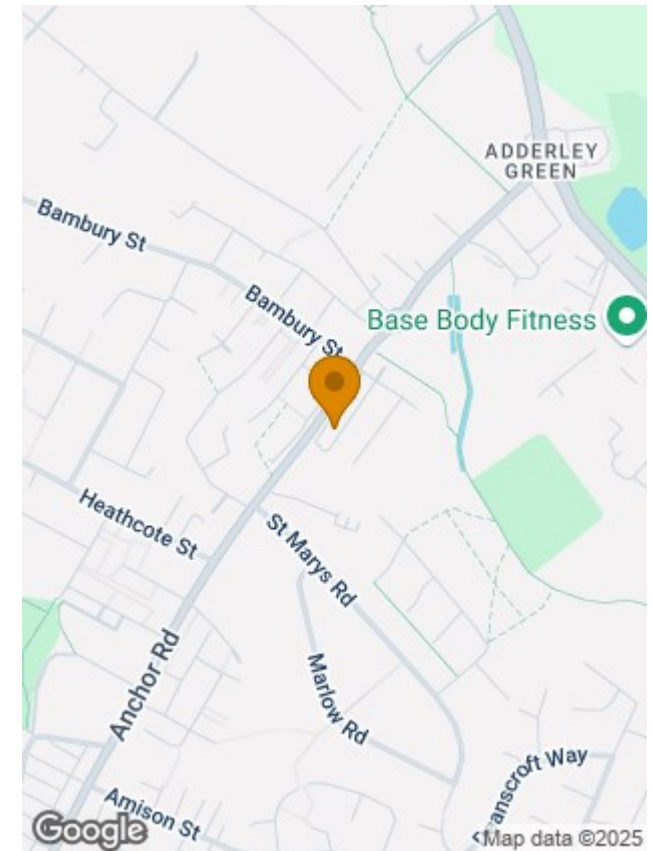
There is a forecourt to the front of the property and on street parking.

To the rear there is an enclosed yard with vehicle access beyond.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 - 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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