

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



45 Linacre Road, Eccleshall, ST21 6DZ

Asking Price

£299,500

- Beautifully Presented
- Open Plan Kitchen/Dining & Living Room
- Conservatory
- Garage
- Three Double Bedrooms
- Utility Room
- No Chain!
- Private Rear Garden

You can't beat this!

Located on the sought-after Linacre Road in Eccleshall, this beautifully presented three-bedroom home offers exceptional living space and stylish interiors throughout.

Boasting three generously sized double bedrooms, the property features a spacious open-plan kitchen, dining and living area complete with integrated appliances and a sleek tiled floor - perfect for modern family living.

A large and comfortable lounge, practical utility room, ground floor WC and a bright conservatory add to the versatility of this home. The upstairs hosts a contemporary family bathroom, while outside you'll find a tarmac driveway with space for three vehicles, a compact garage with roller shutter door, and a private, well-maintained rear garden with patio, decking, and lawn.

Available with no onward chain this property is ready to move into and enjoy.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and side light with opaque glass. Wood effect tiled flooring. Stairs to the first floor.

OPEN PLAN KITCHEN, DINING AND LOUNGE

25'6 x 19'3 (7.77m x 5.87m)

Grey shaker style kitchen with breakfast bar, integrated electric oven, induction hob, fridge freezer, dishwasher and stainless steel extractor fan. Tiled flooring. Radiator. UPVC double glazed window. UPVC double glazed patio doors. Fitted carpet. Feature chimney and shelf units. Spotlights. Under stairs pantry.

WC

Tiled flooring. Part tiled walls. Wc. UPVC double glazed window.

UTILITY ROOM

8'6 x 8'6 (2.59m x 2.59m)

Worktop space with units. Plumbing for washing machine and space for tumble dryer. Vaillant combi boiler. Vinyl flooring.

CONSERVATORY

9'6 x 8'0 (2.90m x 2.44m)

UPVC double glazed windows and external door. Tiled flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'1 x 11'11 (3.68m x 3.63m)

Fitted grey carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'4 x 9'7 (4.06m x 2.92m)

Fitted grey carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5 x 9'4 (3.18m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

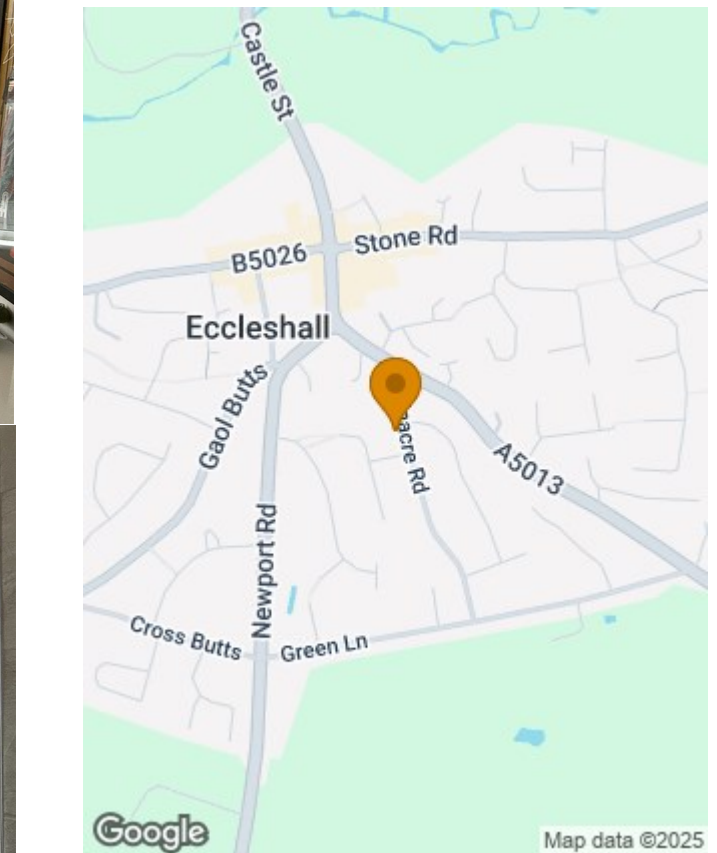
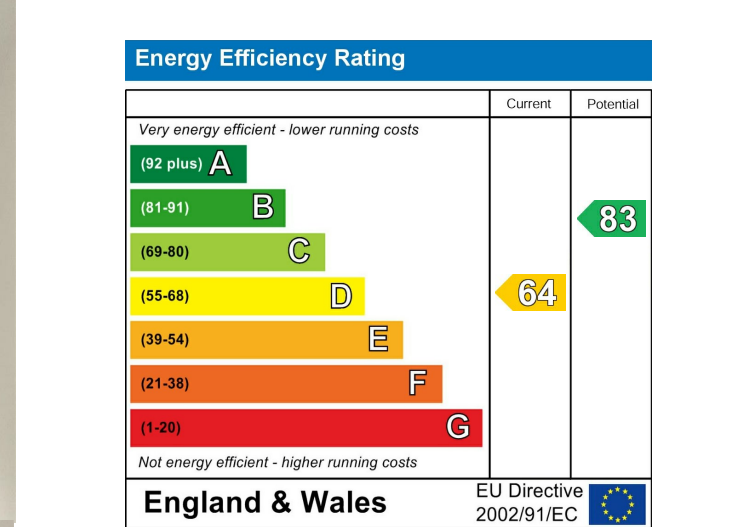
There is a block paved patio to the rear of the property with a lawn and decked areas.

To the front is a wide tarmac driveway with space for parking three vehicles.

ATTACHED SINGLE GARAGE

Electric roller shutter door. EV charging point.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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