

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Dundee Street, Goms Mill, Stoke-On-Trent, ST3 2RD

£125,000

- Two Bedrooms
- Modern Bathroom
- New Flooring
- Combi Boiler
- Spacious Kitchen
- Freshly Decorated
- UPVC Double Glazing
- Close To Longton Town Centre

Look no further! A property ready to move into at a great price...

Exactly what it says on the tin; two bedrooms, a modern bathroom with white suite, a comfortable lounge and spacious kitchen. Even a downstairs WC. Freshly decorated throughout and new flooring, you can't fault it.

What's more this property benefits from a driveway, detached garage and a garden. Gas central heating is from a combi boiler and there is UPVC double glazing throughout.

We're confident you'll like this property, so contact our sales team today to arrange your viewing.



ENTRANCE HALL

UPVC double glazed front door. Fitted floor mat. Radiator. Stairs to the first floor

LOUNGE

13'08 x 11'07 (4.17m x 3.53m)

New fitted carpet. Radiator. UPVC double glazed window. Fireplace with electric fire. Under stairs storage with shelves and UPVC window.

KITCHEN

12'09 x 9'02 (3.89m x 2.79m)

Shaker style wall cupboards and base units. Plumbing for washing machine. Space for gas cooker. New vinyl flooring. UPVC double glazed window. Radiator. Tiled splashback.

W/C

Toilet. Wash basin. Radiator. UPVC double glazed window. Part tiled walls. New vinyl flooring.

FIRST FLOOR

LANDING

BEDROOM ONE

12'10 x 10'05 (3.91m x 3.18m)

New grey carpet. Two UPVC double glazed windows. Radiator. Fresh decoration.

BEDROOM TWO

12'07 x 9'01 (3.84m x 2.77m)

New grey carpet. UPVC double glazed window. Radiator. Fresh decoration.

BATHROOM

9'02 x 6'11 (2.79m x 2.11m)

White suite with shower fitting to the bath. Toilet. Pedestal wash basin. New vinyl flooring. UPVC double glazed window. Radiator. Part tiled walls. Cupboard containing gas combi boiler.


OUTSIDE

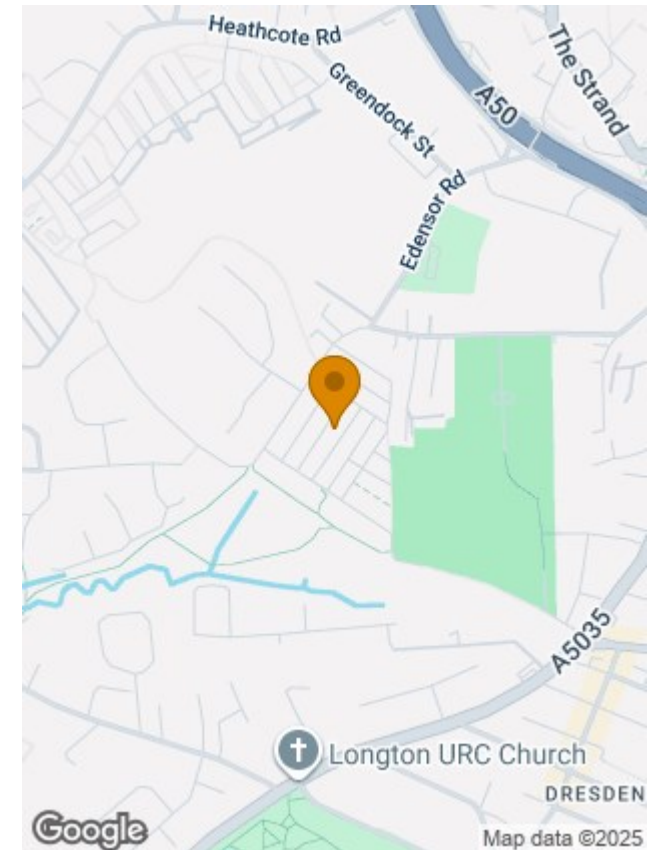
Walled front garden with paved driveway to the front and side of the property. Garden with paved patio and lawned areas and back to the rear

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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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