

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Timble Close, Berryhill, Stoke-On-Trent, ST2 0AX

Offers In The Region Of

£145,000

- Two Double Bedrooms
- New Bathroom Suite With Bath AND Shower
- Combi Boiler
- Open Space At The Rear
- New Fitted Kitchen
- UPVC Double Glazing
- Off Road Parking
- Close To Schools And Shops

## EXTENSIVELY MODERNISED + GREAT LOCATION!

The present owner has carried out an extensive scheme of modernisation at this house to include a brand new fitted kitchen with appliances and an impressive bathroom complete with a bath and shower.

We understand that the electrical wiring has also been renewed and the house benefits from gas central heating from a combi boiler as well as UPVC double glazing throughout including patio doors leading out into the fully enclosed and surprisingly large back garden.

The rear garden backs onto acres of open space, there is off-road parking space with shared access at the front of the house and you will be really surprised at just how large the bedrooms are.

Timble Close is off Tiverton Road and in a really popular location conveniently close to local schools and neighbourhood shops.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Radiator. Grey laminate flooring. Stairs leading to the first floor.

### LOUNGE

15'7 max x 12'4 (4.75m max x 3.76m)

Grey laminate flooring. Radiator. UPVC double glazed window.

### KITCHEN

15'1 max x 9'1 (4.60m max x 2.77m)

Grey vinyl flooring. Excellent range of grey wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Breakfast bar. Part tiled walls. UPVC double glazed windows and sliding patio doors leading out into the garden. Walk in storage cupboard/utility room with wall mounted Worcester gas combi boiler. Plumbing for washing machine. N.B The washing machine and large fridge freezer may be available to purchase by separate negotiation with the seller.

## FIRST FLOOR

## LANDING

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

### BEDROOM ONE

12'6 x 10'4 (3.81m x 3.15m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Storage recess.

### BEDROOM TWO

14'7 x 7'10 (4.45m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

7'8 x 5'6 (2.34m x 1.68m)

Grey laminate look vinyl flooring. Modern white suite featuring a panelled bath, low level wc, wash basin and walk in corner rain head shower. Part tiled walls. Two UPVC double glazed windows.

## OUTSIDE

There's off road parking space at the front of the house whilst the rear garden is completely enclosed, mainly lawned and backs on to acres of open space. N.B. The dog run and shed/kennel will be removed by the seller.





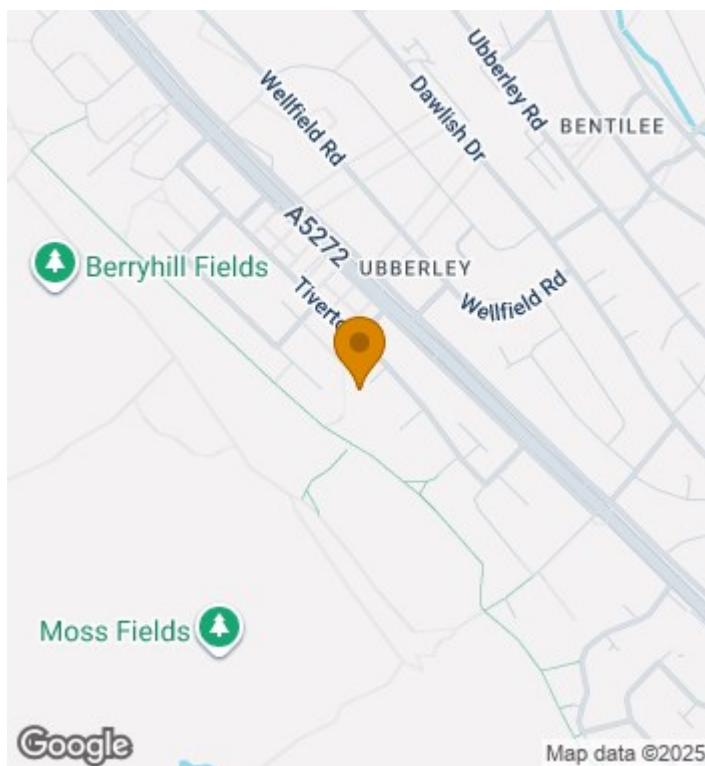
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            | <b>70</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



#### 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](mailto:enquiries@austerberry.co.uk)

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