



189 Campbell Road, Stoke, Stoke-On-Trent, ST4 4EL

£110,000

- A Traditional Town House
- Ready To Move Into
- New Carpets
- White Bathroom Suite

- Two Bedrooms
- Fresh Decoration
- Two Reception Rooms
- No Chain!

An attractive, traditional town house with a bay window and forecourt!

This property is not one to be missed and offers a brilliant opportunity to buy a ready-to-move-in house.

The accommodation comprises two reception rooms with gas fires, fresh decoration and new carpets. The kitchen has a range of wall cupboards and base units, integrated appliances and a newly tiled floor and the bathroom has a white suite.

Upstairs are two generous double bedrooms freshly decorated and with new carpets and there's a tidy low maintenance yard to the rear.

Sold with no onward chain, we are confident this property won't stick around.

For more information call or e-mail us.



GROUND FLOOR

SMALL ENTRANCE PORCH

UPVC double glazed windows and double doors.

SITTING ROOM

11'05 x 10'03 (3.48m x 3.12m)

New grey fitted carpet. UPVC double glazed bay window. Radiator. Feature fireplace with gas fire. Freshly decorated walls.

LIVING ROOM

12'03 x 10'04 (3.73m x 3.15m)

New grey fitted carpet. UPVC double glazed window. Radiator. Freshly decorated walls. Wall mounted gas fire. Useful understairs storage cupboard.

KITCHEN

10'04 x 6'03 (3.15m x 1.91m)

Timber wall cupboards and base units. Integrated gas hob and electric oven. Fridge freezer. Plumbing for washing machine. UPVC double glazed window and external door. Newly tiled flooring and splashback.

REAR HALL

Tiled floor. Radiator. Vented cupboard containing Baxi combi boiler.

BATHROOM

6'04 x 6'00 (1.93m x 1.83m)

White suite, shower fitting to the bath taps. Toilet. Wash basin. Radiator. Tiled floor. Part tiled walls. UPVC double glazed window. Spotlighting.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'04 x 10'04 (3.45m x 3.15m)

New grey fitted carpet. UPVC double glazed window. Radiator. Freshly decorated.

BEDROOM TWO

12'05 x 10'05 (3.78m x 3.18m)

New grey fitted carpet. UPVC double glazed window. Radiator. Cupboard over the stairs. Freshly decorated.

OUTSIDE

Enclosed low maintenance paved rear yard.

Small forecourt to the front of the property.





MATERIAL INFORMATION

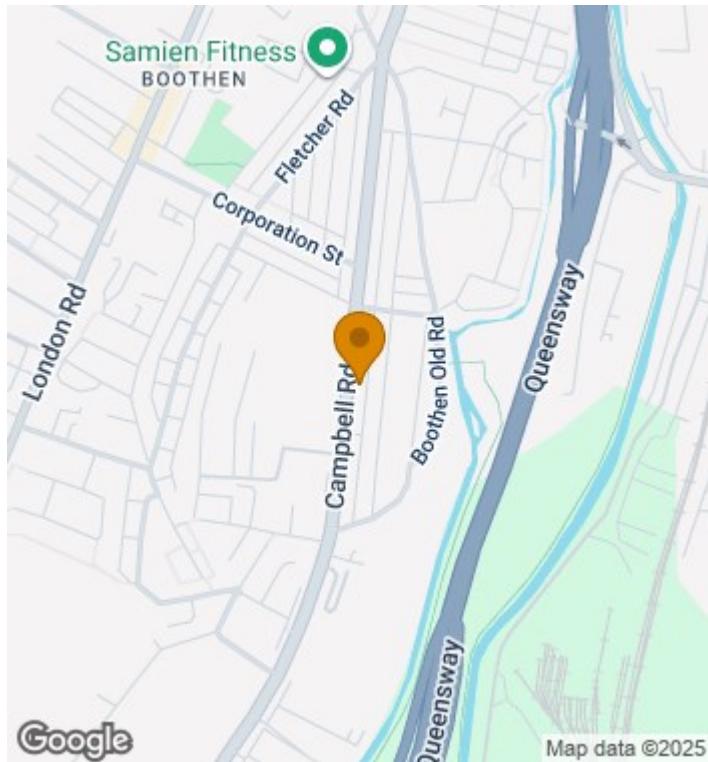
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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

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