

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



# Austerberry™

80 Baskerville Road, Northwood, Stoke-On-Trent, ST1 2DL

£110,000



- Facing Northwood Park
- Two Large Reception Rooms
- First Floor Bathroom
- Close To The City Centre
- Spacious Accommodation
- Well Appointed Kitchen
- Two Good Bedrooms
- No Chain!

## OVERLOOKING NORTHWOOD PARK!

A spacious and very well presented house with a delightful open outlook towards Northwood Park and a convenient location close to Hanley city centre.

This property is not only well presented but also features UPVC double glazing, gas central heating from a combi boiler and a small patio area to the rear.

The bathroom is on the first floor and is complete with bath and shower and the kitchen is of above average size.

This property has obvious potential to be used as an Airbnb (subject to any appropriate consent being obtained) as well as a buy to let investment purchase or owner occupation.

For more information call or e-mail us.





## GROUND FLOOR

### PORCH

UPVC double glazed front external door. Fitted mat. Door leading into the....

### ENTRANCE HALL

Laminate flooring. Double radiator.

### LOUNGE

12'0" plus bay x 10'8" (3.66m plus bay x 3.25m)

Laminate flooring. Radiator. UPVC double glazed bay window. Elegant pale timber fire place surround and living flame effect electric fire. Double doors leading into the...

### DINING ROOM

14'2" x 13'9" (4.32m x 4.19m)

Laminate flooring. Double and single radiators. UPVC double glazed window.

### KITCHEN

11'9" x 8'10" (3.58m x 2.69m)

Tiled floor and part tiled walls. A very good range of white wall cupboards and base units with integrated electric cooker hob and stainless steel hood with under oven. Plumbing for washing machine. Space for tall fridge/freezer. UPVC double glazed window and external door. Wall mounted Worcester gas combi boiler. Convector radiator.

## FIRST FLOOR

### LANDING

Fitted stairs and landing carpet. Radiator. Storage Cupboard. Access to the loft which is boarded and the ceilings are plastered so very suitable for extra storage etc

### BEDROOM ONE

14'5" x 12'8" (4.39m x 3.86m )

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

14'5" x 8'7" (4.39m x 2.62m )

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

12'5" x 8'10" (3.78m x 2.69m)

Fitted carpet. Stainless steel radiator. UPVC double glazed window. White suite consisting of a shaped bath with shower over, low level WC and pedestal wash basin. Extractor.


### OUTSIDE

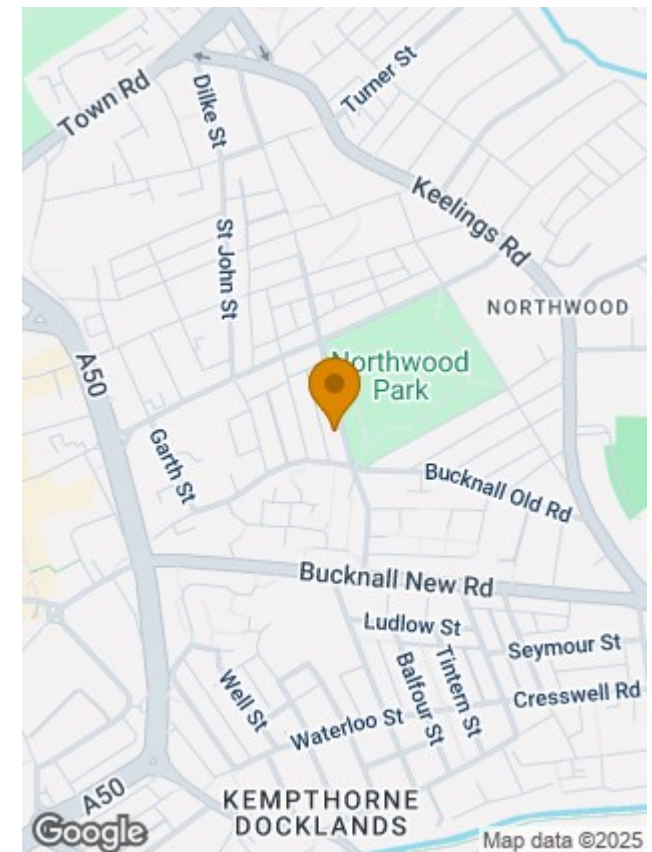
There is a walled courtyard at the front of the house and an enclosed patio at the rear with artificial grassed area. There is also an external brick built storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</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 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](mailto:enquiries@austerberry.co.uk)

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