

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Brickfield Place, Sandford Hill, Stoke-On-Trent, ST3 5AJ

£120,000

- Three Bedrooms
- No Onward Chain
- UPVC Double Glazing
- Paved Rear Garden
- Potential For Modernisation
- Combi Boiler
- Potential To Create Driveway
- Cul-de-Sac Location

Three bedrooms and potential for modernisation!

This semi-detached house stands in a cul-de-sac position in Sandford Hill and represents a great opportunity for general updating and improvement.

Already with the benefit of gas central heating from a combi boiler as well as UPVC double glazing throughout, a good road frontage and the potential to create off road parking area or a driveway subject to appropriate permission being obtained.

The house is being sold with no onward chain.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC front door. Tiled floor. Stairs leading to the first floor.

LOUNGE

16'3 x 10'4 (4.95m x 3.15m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

KITCHEN WITH DINING AREA

11'7 x 11'5 max (3.53m x 3.48m max)

Tiled floor. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Wall cupboards, base units and worktops. Pantry with shelving.

REAR HALL/ UTILITY ROOM

8'4 x 7'10 max (2.54m x 2.39m max)

Tiled floor. UPVC double glazed window and UPVC external door.

W/C

White low level W/C. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Airing cupboard containing the Worcester gas combi boiler.

BEDROOM ONE

13'10 x 8'4 + recess (4.22m x 2.54m + recess)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'10 x 10'5 (3.30m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5 x 8'6 max (3.18m x 2.59m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/ WC

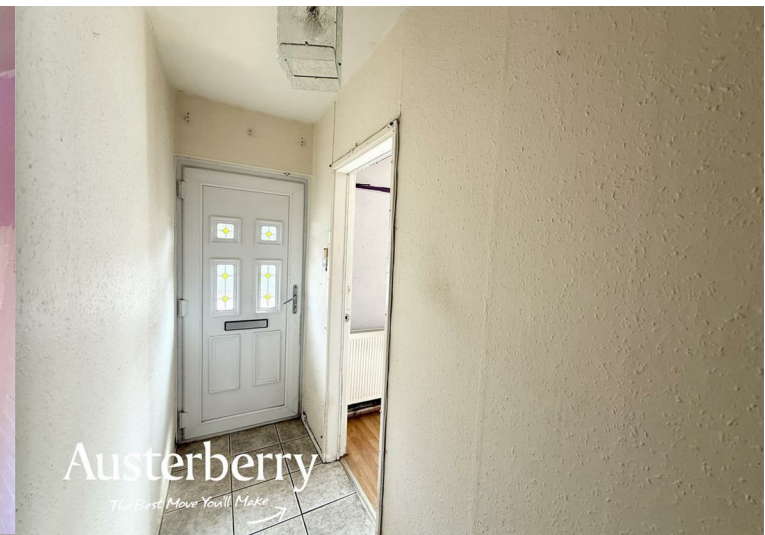
7'7 x 5'5 (2.31m x 1.65m)

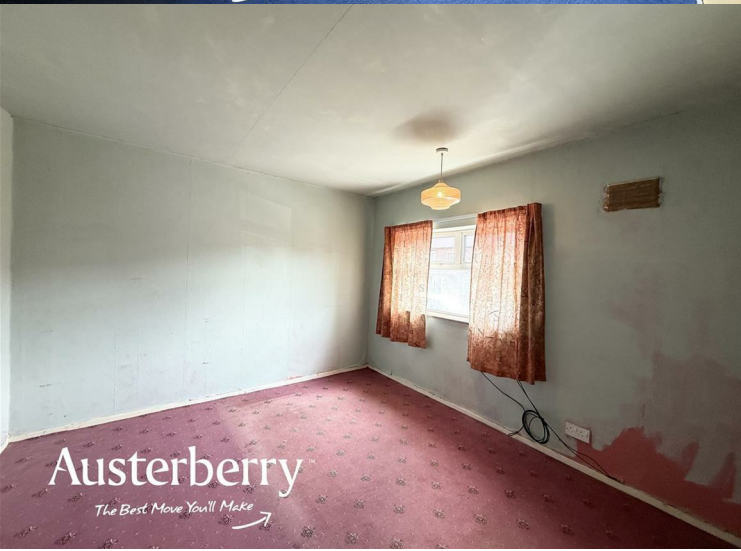
White suite complete with shower over the bath. Tiled walls. UPVC double glazed window.


OUTSIDE

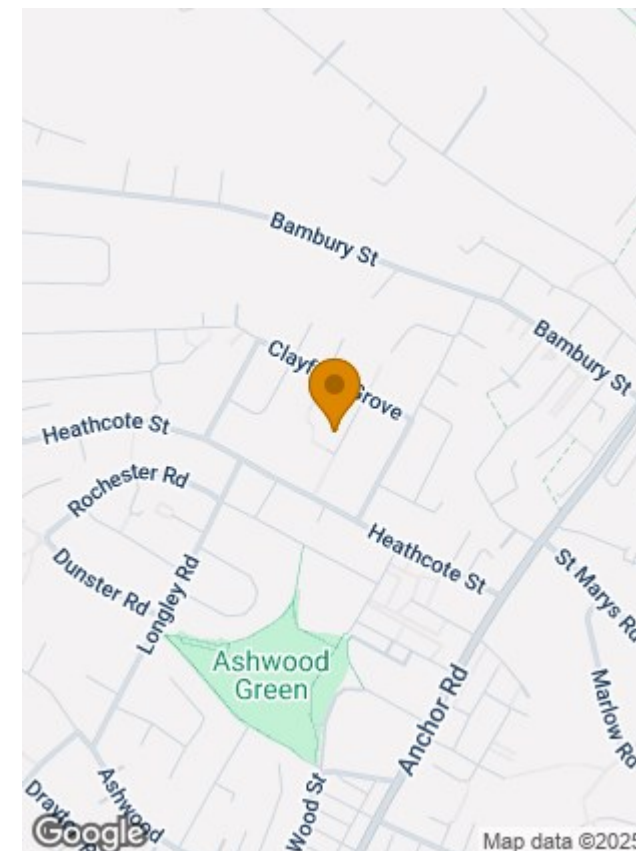
There is an enclosed and paved front garden which offers the potential to create a driveway/off road parking area.

To the rear of the property there is a paved and enclosed rear garden together with an integral store.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

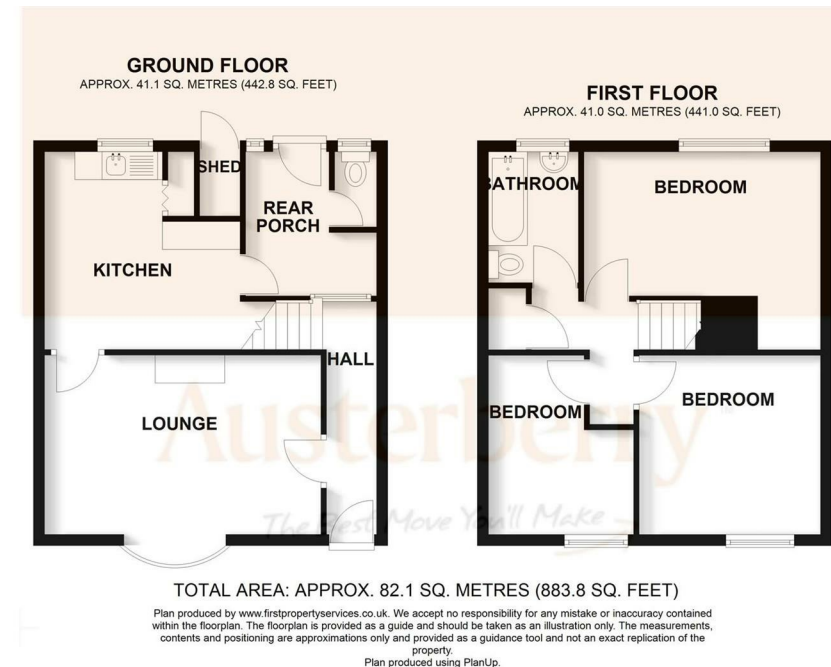
Tenure - Freehold

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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