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Estate Agents

Letting and Management Specialists



13 Anthony Place, Longton, Stoke-On-Trent, ST3 1LE

£168,500

- Two Double Bedrooms
- Block Paved Driveway At The Front
- UPVC Double Glazing
- Downstairs WC
- Large Workshop At The Rear
- Gas Combi Boiler
- Kitchen With Space For Table And Chairs
- Upstairs Bathroom With Bath And Shower

TWO DOUBLE BEDROOMS, BLOCK PAVED DRIVE AND LARGE WORKSHOP!

Anthony Place is a short residential area off Forrister Street in Meir Hay within walking distance of Longton town centre.

This semi-detached house has a block paved driveway to the front and a large workshop at the rear. The gardens are manageable, the house has two double bedrooms and there is plenty of space for a table and chairs in the kitchen.

Heating is from a gas combi boiler, the house has a ground floor WC as well as a first floor bathroom and there is UPVC double glazing as well as a double glazed conservatory to the side of the property.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window with fitted roller blind. Double radiators. Stairs leading to the first floor and door into the...

LOUNGE

14'7" x 12'4" (4.45m x 3.76m)

Fitted carpet. Radiator. UPVC double glazed bay window. Fireplace with gas fire.

KITCHEN WITH DINING AREA

14'7" x 9'0" (4.45m x 2.74m)

Tiled floor. Part tiled walls. A really good range of base units and wall cupboards with a pale timber effect finish together with integrated electric hob, cooker hood and eye level double oven. UPVC double glazed window with fitted roller blind. Radiator. UPVC double glazed rear door. Utility area with plumbing for washing machine and Worcester gas combi boiler.

WC

Tiled floors to match the kitchen. White low level WC.

CONSERVATORY

9'2" x 6'6" (2.79m x 1.98m)

Tiled floor. UPVC double glazed window and doors to front and rear.

FIRST FLOOR

LANDING

Fitted stairs and landing carpet. UPVC double glazed window with fitted roller blind.

BEDROOM ONE

14'9" x 11'1" (4.50m x 3.38m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in storage cupboard.

BEDROOM TWO

11'9" x 10'7" (3.58m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard.

BATHROOM/WC

7'9" x 5'6" (2.36m x 1.68m)

A white low level WC, pedestal wash basin and panelled bath with shower and screen over. Part tiled walls. Radiator. Two UPVC double glazed windows, one with fitted vertical blinds.

OUTSIDE

There is a low maintenance ornamental garden behind ornamental railings and double gates lead into the block paved driveway.

The rear garden is mainly paved and there is rear access to the...

LARGE DETACHED GARAGE/WORKSHOP

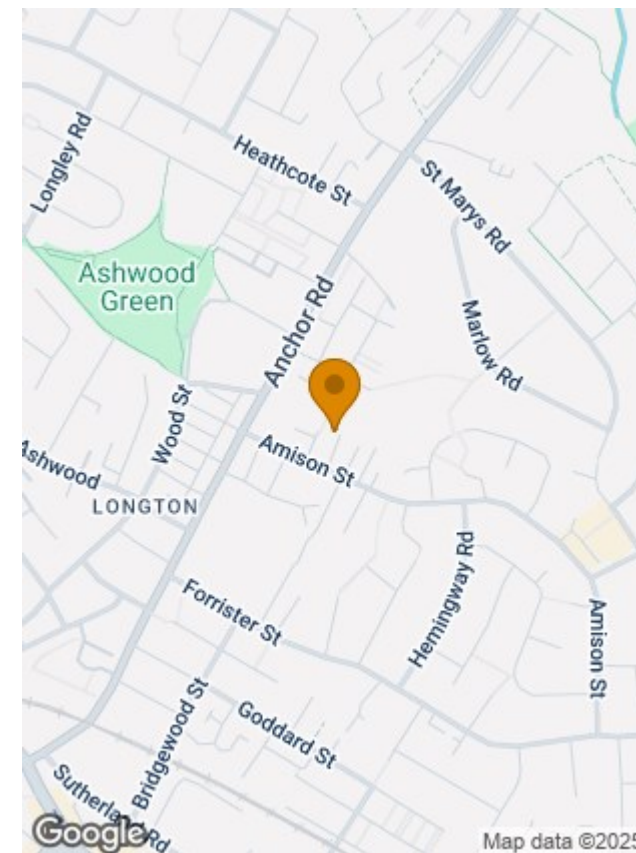
18'3" x 13'6" (5.56m x 4.11m)

Up and over door. Light and power. UPVC double glazed windows and side door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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

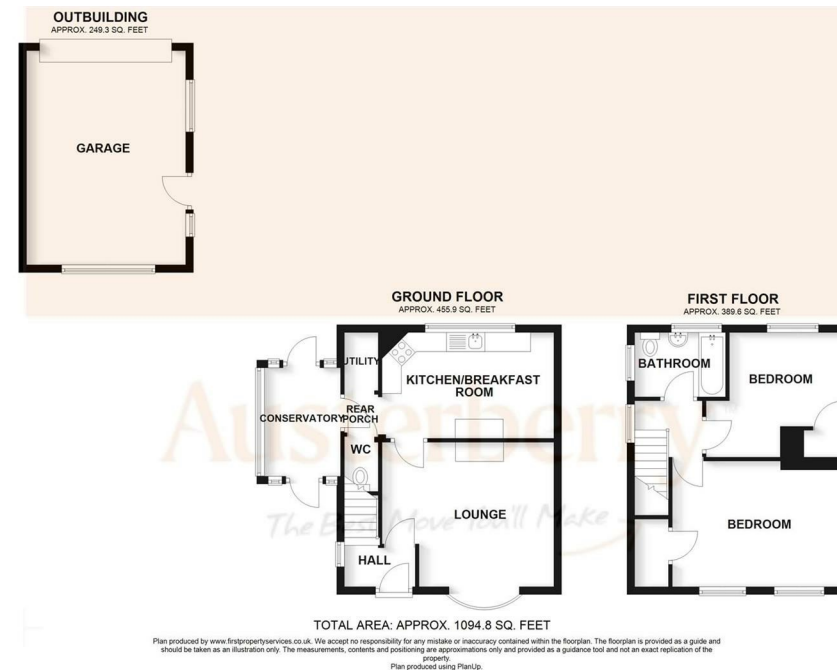
Tenure - Freehold

Council Tax Band - B



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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