

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Moffat Grove, Bentilee, Stoke-On-Trent, ST2 0RA

Offers In The Region Of

£165,000

- Freshly Refurbished And Ready To Live In!
- Fantastic Kitchen With New Appliances
- Combi Boiler And UPVC Double Glazing
- Three Bedrooms
- Close To Schools and Shops
- New Fitted Carpets And Floor Coverings
- Downstairs Cloakroom With WC
- Off Road Parking

FRESHLY MODERNISED AND READY TO LIVE IN!

Ideal for first time buyers or a family, a semi detached house which has just been freshly refurbished, is being sold with no onward chain and really is ready to move into!

We know that you will love the open plan ground floor with open archway from the spacious lounge leading into a magnificent fully equipped kitchen with dining area complete with a range of new integrated appliances.

Upstairs you will find three bedrooms as well as a newly fitted bathroom complete with bath and separate walk in rain head shower.

This house has gas central heating from a gas combi boiler as well as UPVC double glazing throughout and space to park your car off road.

What more could you ask for?

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed entrance door and UPVC double glazed window. New fitted carpet. Radiator. Stairs leading to the first floor and door leading into the...

LOUNGE

19'7" x 10'3" (5.97m x 3.12m)

New fitted carpet. Two radiators. Feature wall mounted living flame electric fire. Open archway leading into the...

KITCHEN WITH DINING AREA

16'6" x 11'6" (5.03m x 3.51m)

With new grey laminate look flooring and an excellent range of wall cupboards and base units in grey high gloss finish together with soft close doors and drawers. Integrated appliances including an electric hob, stainless steel cooker hood and eye level oven, dishwasher and washing machine. Two radiators. UPVC double glazed window. Spotlights. Cupboard containing the gas combi boiler and consumer unit. UPVC double glazed external door.

CLOAKROOM/WC

5'7" x 2'6" (1.70m x 0.76m)

Flooring to match the kitchen. A white suite including a low level WC and corner basin. UPVC double glazed window. Wall mounted stainless steel radiator. Spotlights and extractor.

FIRST FLOOR

LANDING

New fitted stair and landing carpet.

BEDROOM ONE

14'0" x 8'6" plus recess (4.27m x 2.59m plus recess)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'0" x 10'4" (3.35m x 3.15m)

New fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM THREE

10'3" x 8'5" (3.12m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

11'7 x 5'4" (3.53m x 1.63m)

Grey laminate look vinyl flooring. New white suite featuring panelled bath with walk in rain head shower, low level WC and wash basin. Spotlights. UPVC double glazed window. Stainless steel radiator. Extractor.

OUTSIDE

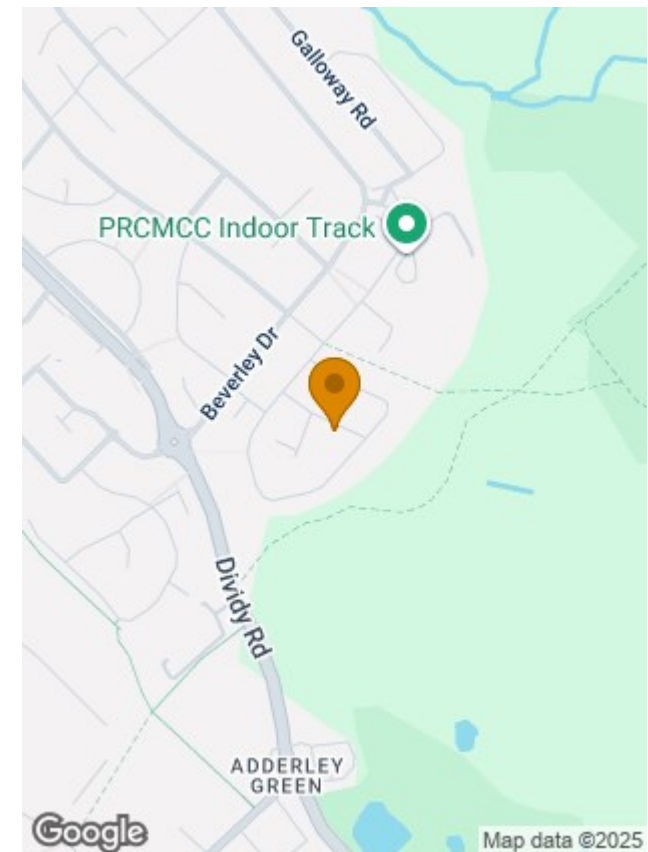
There is a lawned front garden with established shrubs and a paved driveway.

The rear garden is mainly paved.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



MATERIAL INFORMATION

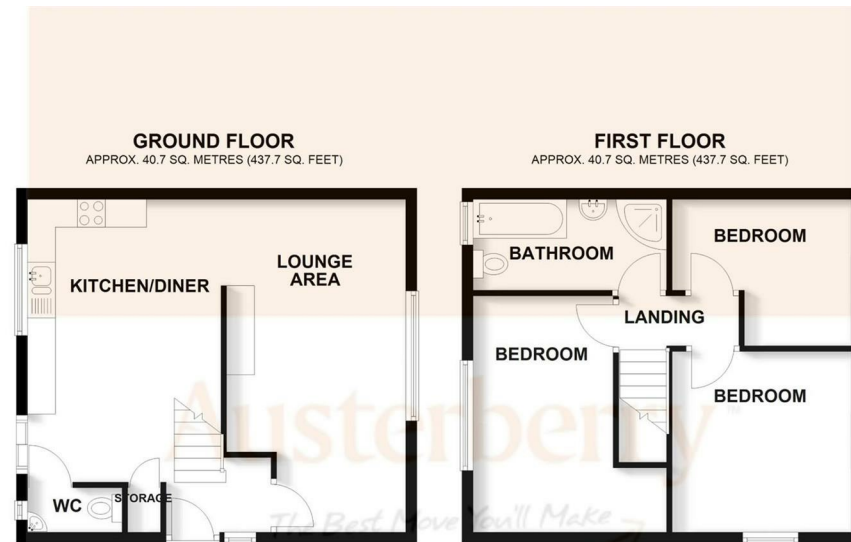
Tenure - Freehold

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.



TOTAL AREA: APPROX. 81.3 SQ. METRES (875.4 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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