

Austerberry™

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Estate Agents

Letting and Management Specialists



298 Etruria Vale Road, Etruria, Stoke-On-Trent, ST1 4BL

£130,000

- Prime Location Facing Etruria Park
- Two Good Sized Bedrooms
- Block Paved Patio Garden
- Good Access to Hanley and Newcastle
- Drive At The Front and Garage At Rear
- First Floor Shower Room
- No Onward Chain
- Close to A500

AN END TOWN HOUSE FACING ETRURIA PARK!

Off road parking at the front, a garage at the back and a delightful open outlook towards Etruria Park are just some of the advantages of this impressive end town house.

The property is in a very popular location, is being sold with no onward chain and has obviously been well maintained including the installation of UPVC double glazing and a combi boiler for the heating and water systems.

On the first floor of the house you will find two well proportioned bedrooms as well as a shower room, whilst downstairs there is a comfortable lounge and a spacious kitchen with dining area.

For more information please call or email.



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GROUND FLOOR

PORCH

Composite double glazed front door. Tiled floor. UPVC double glazed windows.

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor and door leading into the...

LOUNGE

14'10" x 14'05" into bay (4.52m x 4.39m into bay)

Fitted carpet. Double radiator. UPVC double glazed bay window with fitted venetian blinds. Feature fireplace with tiled hearth and gas fire.

KITCHEN WITH DINING AREA

18'2" x 9'4" (5.54m x 2.84m)

A range of white wall cupboards and base units. Cooker hood. Tiled floor. Part tiled walls. Plumbing for washing machine. Double radiator. UPVC double glazed window with fitted venetian blind and UPVC double glazed rear door. Gas fire. Ideal gas combi boiler. Walk in pantry with shelving and UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

16'5" to face of wardrobes x 10'7" (5.00m to face of wardrobes x 3.23m)

Fitted carpet. Double radiator. Two UPVC double glazed windows with fitted venetian blinds. A range of fitted wardrobes.

BEDROOM TWO

11'10" x 10'0" (3.61m x 3.05m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds. Shelving.

SHOWER ROOM

7'10" x 5'7" (2.39m x 1.70m)

Vinyl flooring. A white suite consisting of low level WC, wash basin and walk in shower. Radiator. UPVC double glazed window with fitted venetian blind.

OUTSIDE

At the front of the property are double gates and a single pedestrian gate leads into the driveway and garden area.

To the rear of the property is an enclosed garden with large block paved patios, mature shrubs and a large shed and...

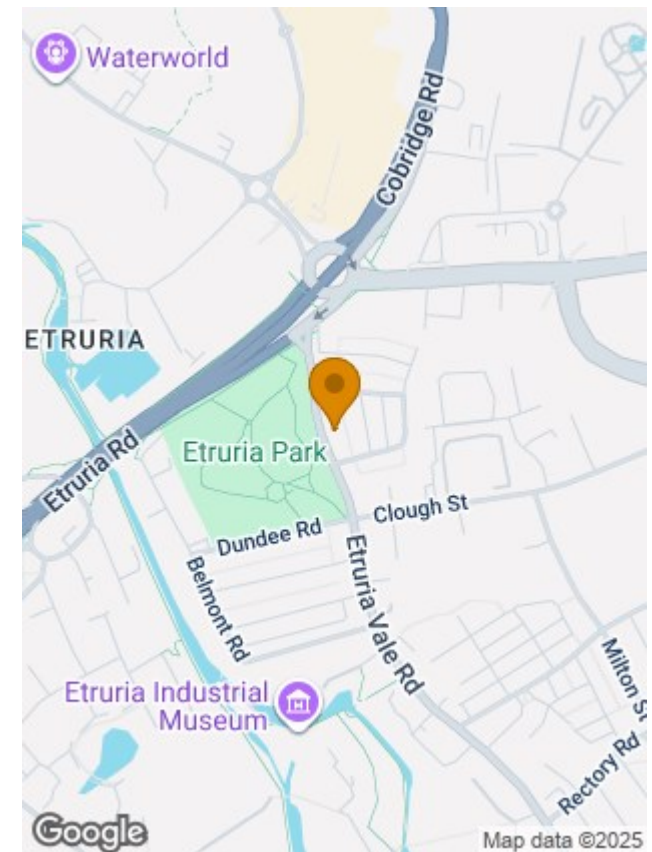
GARAGE

With rear and side access.





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