

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



128 Belmont Road, Etruria, Stoke-On-Trent, ST1 4BT

£135,000

- Watch Our Online Video Tour!
- Two Bedroom Townhouse
- White Bathroom Suite
- Off Road Parking And A Garage
- Extended Kitchen/Diner
- GF Cloaks/Wc
- Low Maintenance Rear Garden

This two-bedroom townhouse, situated on the ever-popular Belmont Road in Etruria offers excellent potential for buyers seeking a home they can make their own.

Benefitting from a ground-floor extension and off-road parking the property combines a practical layout with great scope for improvement.

The accommodation briefly comprises an entrance hallway, a spacious lounge and an extended kitchen/dining area offering plenty of natural light. There is also a useful ground-floor WC. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

While the property would benefit from a degree of modernisation, it presents an ideal opportunity for first-time buyers, investors, or anyone looking to add value through refurbishment.

Externally, the property includes off-road parking to the front and a low-maintenance rear garden providing a pleasant outdoor space as well as a detached garage.

Conveniently located close to local amenities, schools, and excellent transport links to Hanley and the wider Stoke-on-Trent area, this is a property with fantastic potential in a desirable location.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

16'0 x 12'0 max (4.88m x 3.66m max)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

Range of wall cupboards and base units with an integrated oven, gas hob, extractor and dishwasher. Laminate flooring. Radiator. Two UPVC double glazed windows. Open arch into the...

DINING AREA

10'10 x 10'2 (3.30m x 3.10m)

Two UPVC double glazed windows. UPVC double glazed sliding door into the garden. Laminate flooring. Radiator.

UTILITY ROOM

8'11 x 4'6 (2.72m x 1.37m)

Fitted carpet. UPVC double glazed window. Worktop. Plumbing for washing machine. Wash basin and wc. Potterton combi boiler. Storage area.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

12'0 x 11'5 (3.66m x 3.48m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

EN-SUITE

4'0 x 3'9 (1.22m x 1.14m)

Tiled floor. Radiator. UPVC double glazed window. Shower, wash basin and wc.

BEDROOM TWO

12'0 x 8'10 (3.66m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BATHROOM

8'11 x 5'10 (2.72m x 1.78m)

Tiled floor and walls. Radiator. UPVC double glazed window. Corner bath, wash basin within a vanity unit and wc.

OUTSIDE


There is a low maintenance garden to the front of the property with a driveway for off road parking.

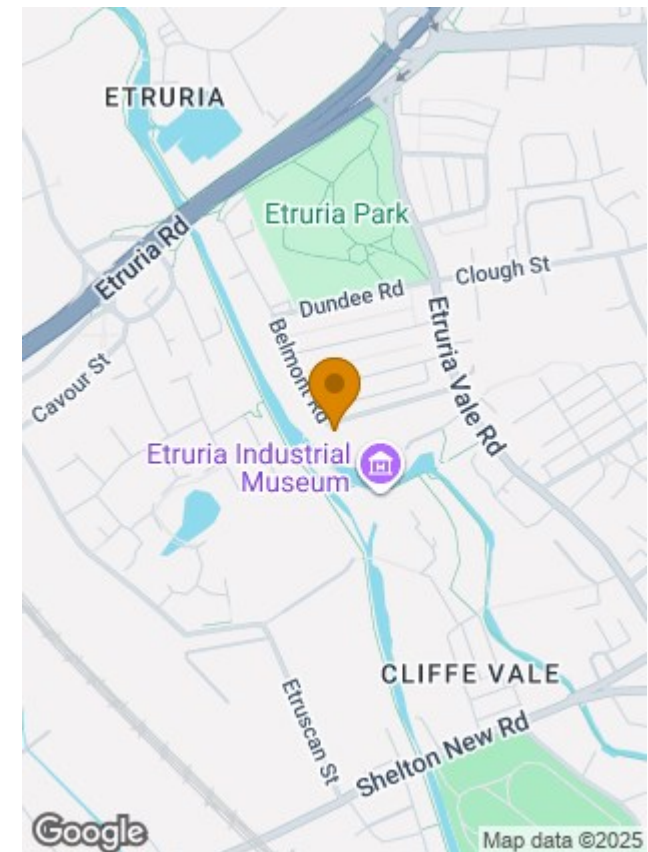
To the rear there is a decked seating area, artificial lawn and a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

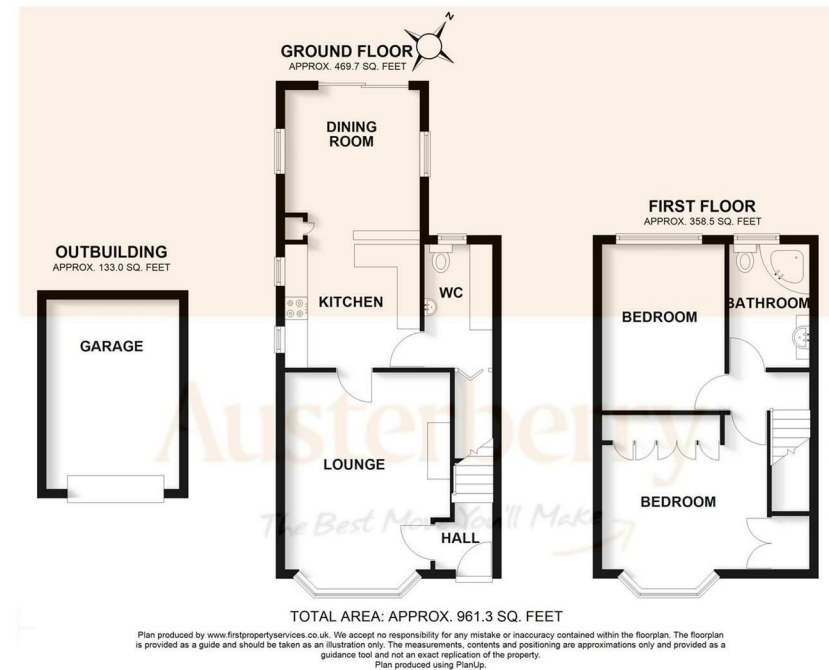
Tenure - Freehold

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

Austerberry™
the best move you'll make