

Austerberry™

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Estate Agents

Letting and Management Specialists



74 Heathcote Road, Longton, Stoke-On-Trent, ST3 2NE

£170,000

- Extended Accommodation
- Close To Town Centre And Schools
- Two Reception Rooms
- Three Bedrooms
- Very Convenient Location
- GF Shower Room
- Modern Fitted Kitchen
- Family Bathroom

An extension to the rear of the house really does mean that it offers exceptional accommodation and great value for money in a location that couldn't be more convenient for families who need to access to local schools which are within walking distance and the town centre itself!

On the ground floor of this property you'll find a comfortable lounge with a dining area, a very well fitted kitchen and in addition to a modern shower room complete with a walk-in rain head shower there's also a spacious sitting room to the rear of the property.

On the first floor there are three sensibly proportioned bedrooms in addition to the family bathroom, whilst outside the house there is an extensive block paved parking area to the front and a garage to the side accessed from Grosvenor Street.

For more information call or e-mail.



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GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Grey laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

LOUNGE/DINING ROOM

15'4 x 12'3 (4.67m x 3.73m)

Grey laminate flooring. UPVC double glazed window with fitted vertical blinds.

KITCHEN

13'6 + recess x 10'6 (4.11m + recess x 3.20m)

Grey laminate flooring. Tiled floor. Very good range of wall cupboards and base units finished in grey and complete with integrated gas hob, cooker hood, under oven and tall fridge freezer. Tall storage cupboard containing the Vaillant gas combi boiler. UPVC double glazed window. Double radiator. UPVC double glazed stable type external door.

SHOWER ROOM/WC

5'11 x 5'1 (1.80m x 1.55m)

Tiled floor and walls. White suite consisting of a low level wc, pedestal wash basin and a walk in rain head shower. UPVC double glazed window. Centrally heated vertical towel rail radiator.

SITTING ROOM

13'7 x 12'1 (4.14m x 3.68m)

Grey laminate flooring. Two UPVC double glazed windows with fitted vertical blinds. Double radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Built in storage cupboard. Access to the loft.

BEDROOM ONE

15'5 x 8'8 (4.70m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

12'2 x 8'8 (3.71m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

10'4 max x 6'10 (3.15m max x 2.08m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted storage cupboard.

BATHROOM/WC

6'9 x 5'5 (2.06m x 1.65m)

Vinyl flooring. Tiled walls. White suite consisting of a low level wc, wash basin within a fitted unit and a panelled bath with shower fitting and screen over. UPVC double glazed window. Extractor.

OUTSIDE

There is an extensive block paved potential driveway to the front of the house and a tall gate leads to an enclosed side garden area.

There is side access from Grosvenor Street to a...

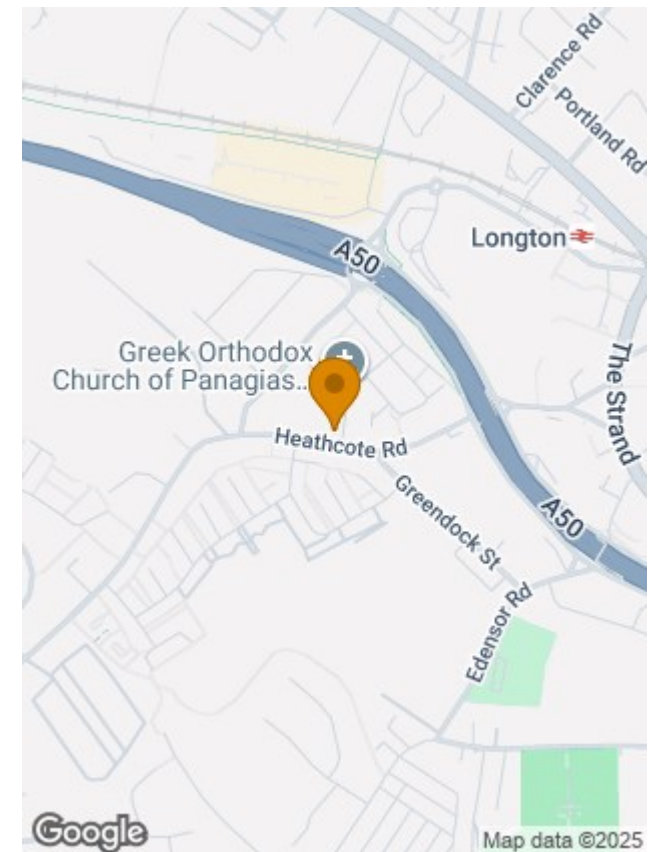
SINGLE GARAGE

You get access through the garage to a small enclosed garden area to the rear of the house.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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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