

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



522 Hartshill Road, Hartshill, Stoke-On-Trent, ST4 6AF

£95,000

- No Chain!
- Two Reception Rooms
- Combi Boiler
- Paved Rear Yard
- Two Bedrooms
- UPVC Double Glazing
- White Bathroom Suite
- Close To University Hospital of the North Midlands

First time buyers and Investors will love this opportunity!

Available with no onward chain, this two bedroom property is in a well-connected location and conveniently close to Newcastle Under Lyme as well as the University Hospital of the North Midlands.

The accommodation comprises two reception rooms with dark carpets, the kitchen is basic with wall and base units and the bathroom has a white suite along with part tiled walls. Upstairs you will find two double bedrooms with fitted carpets.

The property benefits from UPVC double glazing throughout and gas central heating from a combi-boiler.

Contact us today to arrange your viewing! For more information call or e-mail us.



GROUND FLOOR

SITTING ROOM

11'02 x 10'02 (3.40m x 3.10m)

UPVC Double glazed front door. Fitted carpet. Radiator. UPVC double glazed window.

LIVING ROOM

11'10 x 10'01 (3.61m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace. Understairs storage cupboard.

KITCHEN

11'04 x 6' (3.45m x 1.83m)

Range of fitted wall cupboards and base units. Vinyl flooring. Radiator. Tiled splashback. Plumbing for washing machine.

REAR HALL

Vinyl flooring. UPVC double glazed back door. Gas combi boiler.

BATHROOM

6'06 x 5'06 (1.98m x 1.68m)

White suite consisting of a panelled bath with shower over, wc and wash basin. Part tiled walls. UPVC double glazed window. Radiator. Vinyl flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

11'01 x 10'02 (3.38m x 3.10m)

Fitted carpet. UPVC double glazed window. Radiator.

BEDROOM TWO

11'11 x 10'01 (3.63m x 3.07m)

Fitted carpet. UPVC double glazed window. Radiator. Integrated cupboard with access to the loft.

OUTSIDE

Paved rear yard with brick and tile storage shed.





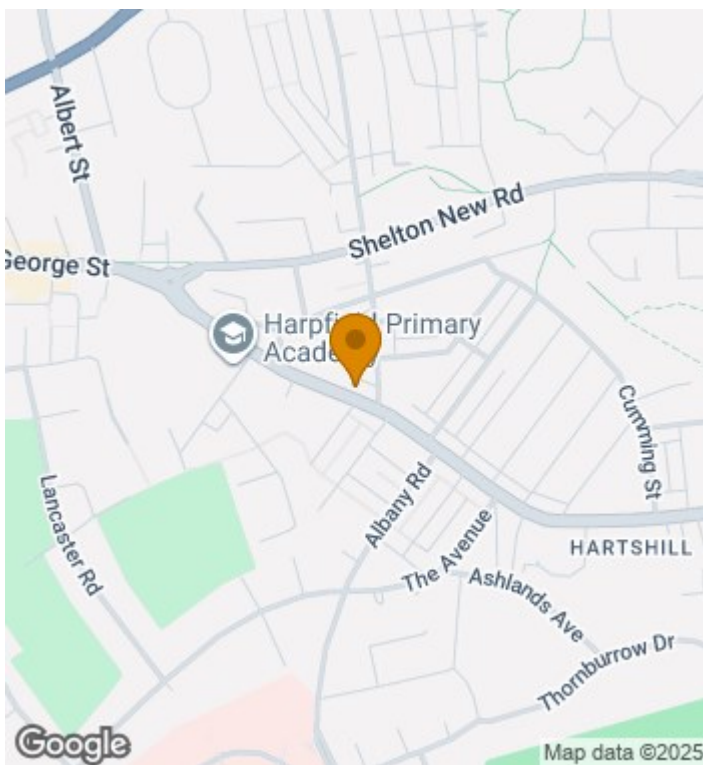
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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