

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



61 Greendock Street, Longton, Stoke on Trent, ST3 2NA

£125,000

- A Generous Sized Townhouse
- No Chain!
- Spacious Lounge
- Modern Shower Room
- Two Bedrooms
- Close To Longton Town Centre
- Fully Fitted Kitchen
- Block Paved Driveway

This is a generous two bedroom property available with no chain!

Located just walking distance from Longton Town Centre this property is well proportioned and would suit buy to let investors and homeowners alike.

The accommodation comprises a spacious lounge with a fitted carpet and the kitchen is modern with white units and integrated appliances.

Upstairs you will find an exceptionally large master bedroom and a generous second bedroom and a modern shower room with a corner shower, wash basin and wc.

Outside there is a block paved driveway to the front of the property suitable for at least two cars and the rear garden is enclosed with a patio and raised areas.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Timber front door. Vinyl flooring. Radiator. Stairs to the first floor.

### LOUNGE

13'10 x 12'4 (4.22m x 3.76m)

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

### KITCHEN WITH DINING SPACE

15'8 x 9'1 (4.78m x 2.77m)

Range of white wall cupboards and base units with an integrated electric hob and eye level oven. Tiled splashback. Vinyl flooring. Radiator. Gas central heating boiler. UPVC double glazed external door and window.

## FIRST FLOOR

### BEDROOM ONE

15'9 x 10'3 (4.80m x 3.12m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM TWO

15'1 x 7'10 (4.60m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

7'7 x 5'6 (2.31m x 1.68m)

White suite consisting of a corner shower cubicle with electric shower, pedestal wash basin and wc. Radiator. Two UPVC double glazed windows. Vinyl flooring. Part PVC panelled walls.


### OUTSIDE

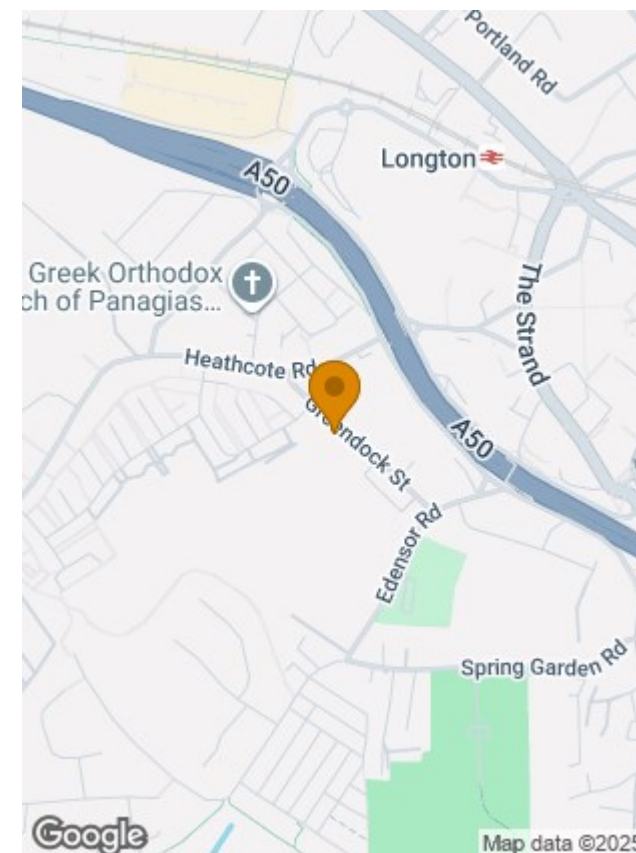
There is a wide block paved driveway to the front of the property.

To the rear there is an enclosed garden with a paved patio, timber shed and raised garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>64</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](mailto:enquiries@austerberry.co.uk)

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