

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



50 Ronald Street, Dresden, Stoke-On-Trent, ST3 4LW

£110,000



- Two Generous Bedrooms
- Kitchen With Dining Space
- UPVC Double Glazing
- Utility Room
- Modern Downstairs Bathroom
- Combi Boiler

An immaculately presented terraced type house!

Welcome to this beautifully presented and very practical home on Ronald Street, Dresden. It offers two generous bedrooms and plenty of practicality on the ground floor including a utility room! The kitchen has modern shaker style units and allows space for dining table and chairs. The shower room on the ground floor is modern with white suite and corner shower. Outside the rear garden has been imaginatively landscaped to include golden gravel, slabs and a brick & tile storage shed.

The house is ready to move straight into and comes equipped with UPVC double glazing and gas central heating from a modern combi boiler.

Contact us today to arrange your viewing!





## FRONT RECEPTION ROOM

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed front door. UPVC double glazed window. Radiator. Grey fitted carpet. Feature fireplace with electric fireplace.

## KITCHEN

12'06 x 11'03 (3.81m x 3.43m)

Fitted shaker style kitchen with space for freestanding electric cooker. UPVC double glazed window. Radiator. Electric fire. Feature wallpaper wall. Under stairs storage cupboard. Grey vinyl flooring.

## UTILITY ROOM

8'0 x 6'05 (2.44m x 1.96m)

Wall cupboards and base units. Plumbing for washing machine. Space for tall fridge freezer. Gas combi boiler. Grey vinyl flooring. Radiator. UPVC double glazed window. UPVC external door.

## GROUND FLOOR SHOWER ROOM

6'05 x 5'01 (1.96m x 1.55m)

White suite with walk in corner shower. Toilet. Wash basin. Chrome heated towel rail. UPVC double glazed window. Part stone effect PVC clad walls. Vinyl flooring.

## FIRST FLOOR

## BEDROOM ONE

12'11 x 10'11 front (3.94m x 3.33m front)

Grey fitted carpet. UPVC double glazed window. Radiator. Neutral decor.

## BEDROOM TWO

12'11 x 11'04 (3.94m x 3.45m)

Grey fitted carpet. UPVC double glazed window. Radiator. Integral storage cupboard.

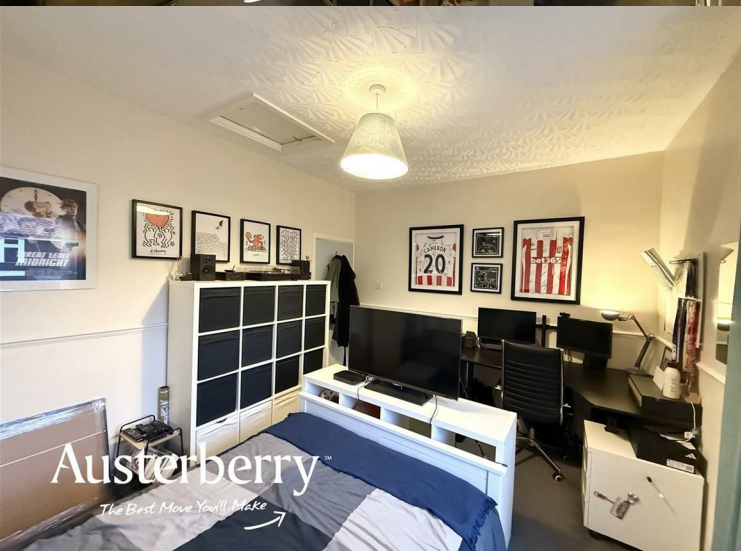
## OUTSIDE

Pleasantly landscaped rear garden with golden gravel and flag stones. Brick & tile storage shed.


On street parking

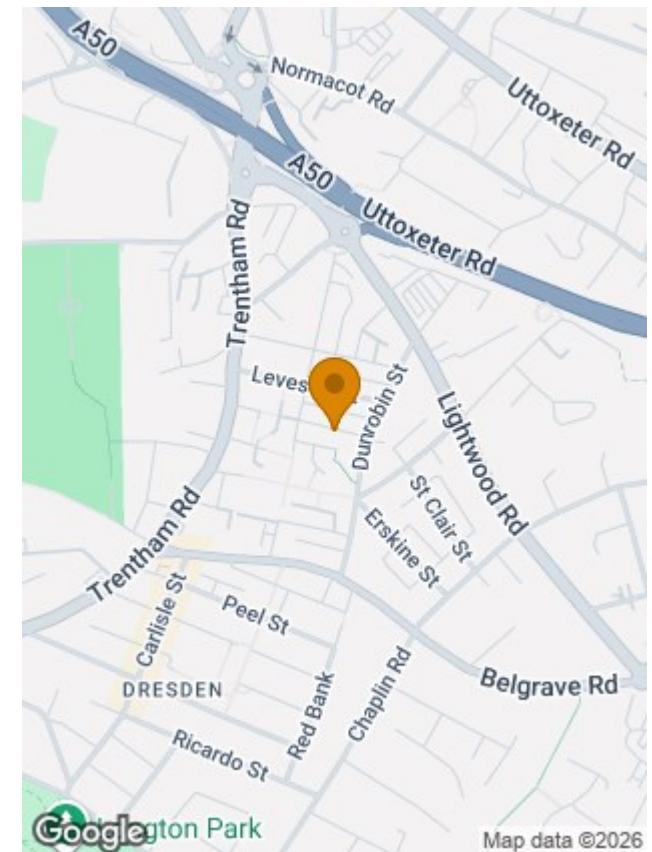






## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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