10 Trowbridge Crescent, Bentilee, Stoke-On-Trent, ST2 0JJ

£145,000

A spacious home with an open outlook to the front!

This traditional three bedroom semi-detached house offers family-sized accommodation at a competitive price.

Whilst the property would benefit from selective modernisation, it is in good clean order. Offering a lounge with sliding doors out onto the patio, the kitchen has a range of units with an integrated oven and hob and there is a utility room and downstairs WC.

All three bedrooms are generous in terms of size and the bathroom has an electric shower over the bath. Gas central heating is provided by a combi boiler.

Available with no onward chain, this house would suite investors, families and first time buyers!

Contact us today to arrange your viewing!

GROUND FLOOR

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

LOUNGE
19'07 x 10'03 (5.97m x 3.12m)
Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with panelled wall. Aluminium double glazed sliding patio doors with electric shutters.

KITCHEN
11'07 x 11'05 (3.53m x 3.48m)
Range of wall cupboards and base units with an integrated electric oven and gas hob. Plumbing for washing machine. Grey vinyl flooring. Three double glazed windows. Radiator.

REAR HALL
New vinyl flooring. UPVC external door & double glazed window. Plumbing for washing machine or dishwasher.

W/C
Wc. Grey vinyl flooring. UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. Cupboard housing the combi boiler.

BEDROOM ONE
10'07x 10'04 (3.23mx 3.15m)
Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO
13'08 x 8'04 (4.17m x 2.54m)
Grey fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE
10'04 x 8'08 (3.15m x 2.64m)
Grey fitted carpet. Radiator. UPVC double glazed window

BATHROOM
7'08 x 5'07 (2.34m x 1.70m)
Avocado coloured suite. Electric shower over the bath, wc and wash basin. Radiator. UPVC double glazed window. Tiled walls. Vinyl flooring.
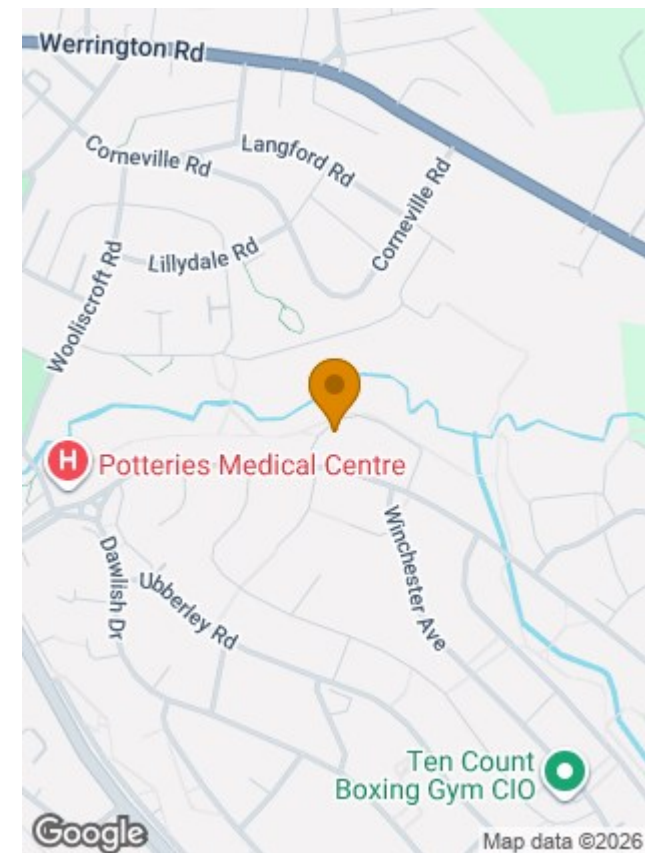
OUTSIDE
Paved front garden with steps.

Enclosed rear garden with paved patio, grass lawn and a timber shed.

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(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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