



Winchester Avenue, Bentilee, Stoke-On-Trent, ST2 0LL

Offers In Excess Of £100,000

**Austerberry**<sup>™</sup>  
*The Best Move You'll Make* 



## A FAMILY SIZED HOUSE WITH INVESTMENT POTENTIAL!

You'll be pleasantly surprised by the internal condition of this house which already features gas central heating from a combi boiler, UPVC double glazing throughout and a decent fully fitted kitchen.

The bathroom has a white suite, there is off road parking at the front and there is lots of storage space in the detached garage.

With general tidying up outside along with redecoration and new carpets this house should be ready to go!

See our virtual viewing online and for more information call us on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

\* Three Bedrooms \* Investment Potential \* Fitted Kitchen \* Combi Boiler For Gas Central Heating

\* UPVC Double Glazing \* Off Road Parking \* No Chain To Slow Down Your Purchase

\* Neighbourhood Facilities All Nearby!

## LOCATION

Leave Longton by Anchor Road and at Adderley Green take the left turn into Dividy Road. At the first mini roundabout turn right into Beverley Drive and follow the road for some distance, past the shops on the right hand side until you are able to take the next left turn into Winchester Avenue. You'll see the property on the right easily identified by our For Sale board.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Stairs leading to the first floor. Door into the...

### LOUNGE

16' 3" x 10' 5" (4.95m x 3.17m)

Fitted carpet. Radiator. UPVC double glazed window. Wall mounted living flame effect electric fire. Low voltage spotlights.

### REAR HALL

Tiled floor. Radiator. Double wall cupboard. UPVC double glazed external door.

### CLOAKROOM/WC

Tiled floor. White low level wc and pedestal wash basin.

### FITTED KITCHEN WITH DINING AREA

11' 7" x 11' 4" (3.53m x 3.45m)

Attractive tiled floor. Radiator. Two UPVC double glazed windows with fitted roller blind. Range of wall cupboards and base units with a high gloss off white finish together with integrated gas hob, stainless steel cooker hood and under oven.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Airing/storage cupboard which contains the gas combi boiler for central heating and hot water.

### BEDROOM ONE

13' 8" x 8' 4" (4.16m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

### BEDROOM TWO

10' 6" x 10' 9" (3.20m x 3.27m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10' 4" x 8' 6" max (3.15m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

7' 9" x 5' 7" (2.36m x 1.70m)

Tiled floor and part tiled walls. White suite consisting of a panelled bath with shower over, pedestal wash basin and low level wc. Radiator. UPVC double glazed window.

### OUTSIDE

Gardens to the front and rear. Driveway leading to the...

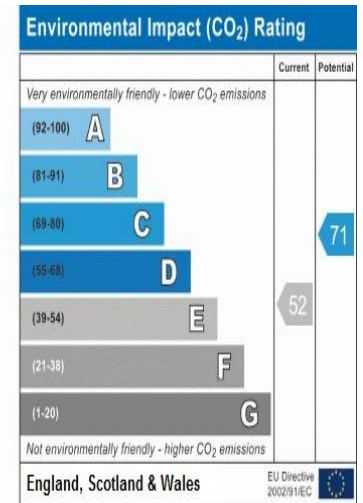
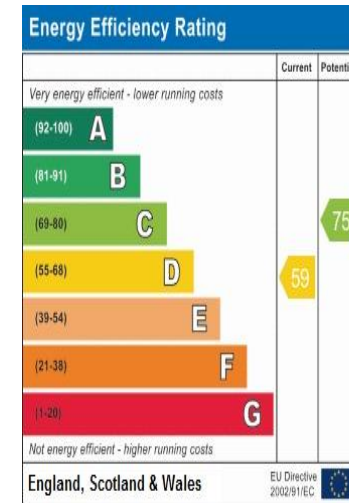
### DETACHED GARAGE

Useful for storage but car access is not possible.



## 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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite for recommending you to them.



4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU

Tel: 01782 594595

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