



Cobden Street, Dresden, Stoke-On-Trent, ST3 4EZ

Asking Price £90,000

Austerberry[™]

The Best Move You'll Make 

TWO DOUBLE BEDROOMS, BRICK GARAGE, UPVC DOUBLE GLAZING AND CENTRAL HEATING!

This Town House certainly does have a lot to offer! It's located close to Longton Park, neighbourhood shops and local primary schools and offers well maintained accommodation which is bigger than you expect.

You may want to update the decor to your own taste and in time may want to change the back boiler for a combi boiler but the house is certainly ready to move into and there is no chain to slow down your purchase!

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

- * Two Double Bedrooms * Brick Garage * UPVC Double Glazing * Gas Central Heating
- * Good Location * Close To Neighbourhood Shops And Longton Town Centre * No Chain!
- * A Good House In A Good Location!

LOCATION

Leave Longton by Trentham Road and at the traffic lights take the left turn into Belgrave Road and then the right turn into Carlisle Street. In due course take the left turn into Cobden Street and you will see our For Sale board on the left hand side to the rear of this property no. 57.



GROUND FLOOR

PORCH/HALL

UPVC double glazed front door and window. Tiled floor.

LOUNGE *17' 7" x 14' 0" max, 11' 1" min (5.36m x 4.26m)*

Laminate flooring. Radiator. UPVC double glazed bow window with fitted vertical blinds. Timber fireplace surround and coal effect gas fire with back boiler for central heating.

REAR HALL

Tiled floor. Walk in storage cupboard. Stairs to the first floor. UPVC double glazed rear door. Door leading into the...

KITCHEN *11' 11" x 7' 6" (3.63m x 2.28m)*

Tiled floor and part tiled walls. Range of wall cupboards and base units with a high gloss white finish. UPVC double glazed window with fitted venetian blind. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted venetian blind. Large airing cupboard with lagged hot water cylinder and shelving. Large storage cupboard.

BEDROOM ONE *14' 5" x 8' 11" (4.39m x 2.72m)*

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO *12' 0" to face of wardrobes x 8' 6" (3.65m x 2.59m)*

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

BATHROOM/WC *9' 0" x 5' 8" (2.74m x 1.73m)*

Fitted carpet. Radiator. White suite consisting of a panelled bath, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Tiled walls.

OUTSIDE

There is a small paved front garden whilst the approach for cars is from Cobden Street.

A gate leads into a small, private paved rear garden patio area with a raised bed and there is a...

DETACHED BRICK GARAGE

Up and over door. UPVC double glazed side door.



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

E-mail: enquiries@austerberry.co.uk

AusterberryTM
The Best Move You'll Make 