

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Walmer Place, Longton, Stoke-On-Trent, ST3 1AY

£140,000

- Cul-De-Sac Location
- Three Bedrooms
- Combi Boiler
- Manageable Gardens
- White Bathroom Suite
- Family Sized Accommodation
- Near to Longton Town Centre
- Walking Distance From Local Schools

AVAILABLE NOW! A SEMI-DETACHED HOUSE WITH THREE BEDROOMS!

Located at the head of a cul-de-sac off Ashwood and within easy walking distance of local schools and not far away at all from the Town Centre.

This semi-detached house contains family sized accommodation with three bedrooms and a first floor bathroom with a white suite. The rear garden is compact and manageable and the front garden is laid out for maximum effect and minimum maintenance.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

19'7" x 10'5" (5.97 x 3.18 (5.96 x 3.17))

Quality floor tiling. White fireplace surround with living flame gas fire. Radiator. UPVC double glazed bow window with fitted vertical blinds at the front of the room and UPVC double glazed door and window at the rear (complete with fitted vertical blinds) leading out onto the patio.

KITCHEN WITH BREAKFASTING SPACE

11'6" x 11'5" (3.51 x 3.48)

Laminate-look vinyl flooring. Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, stainless steel cooker hood and under oven. Part tiled walls. Centrally heated towel rail radiator. UPVC double glazed window. Space for a table and chairs.

HALL/UTILITY AREA

8'2" x 7'7" max (2.49 x 2.31 max)

Laminate-look vinyl flooring. UPVC double glazed window. Wall mounted Baxi combi boiler for central heating and hot water. External door.

WC

Laminate-look vinyl flooring. White low level wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Built in storage cupboard. Access to the loft.

BEDROOM ONE

10'9" x 10'5" (3.28 x 3.18 (3.27 x 3.17))

Fitted carpet. Radiator. Timber double glazed window with fitted vertical blinds.

BEDROOM TWO

13'9" x 8'4" + recess (4.19 x 2.54 + recess)

Fitted carpet. Radiator. Timber double glazed window with fitted roller blind.

BEDROOM THREE

10'3" x 8'6" (3.12 x 2.59)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds.

BATHROOM/WC

8'4" x 5'6" (2.54 x 1.68)

Tiled floor and walls. White suite consisting of a panelled bath with shower fitting, wash basin in a fitted matching unit and a low level wc. Timber double glazed window. Stainless steel centrally heated towel rail radiator.

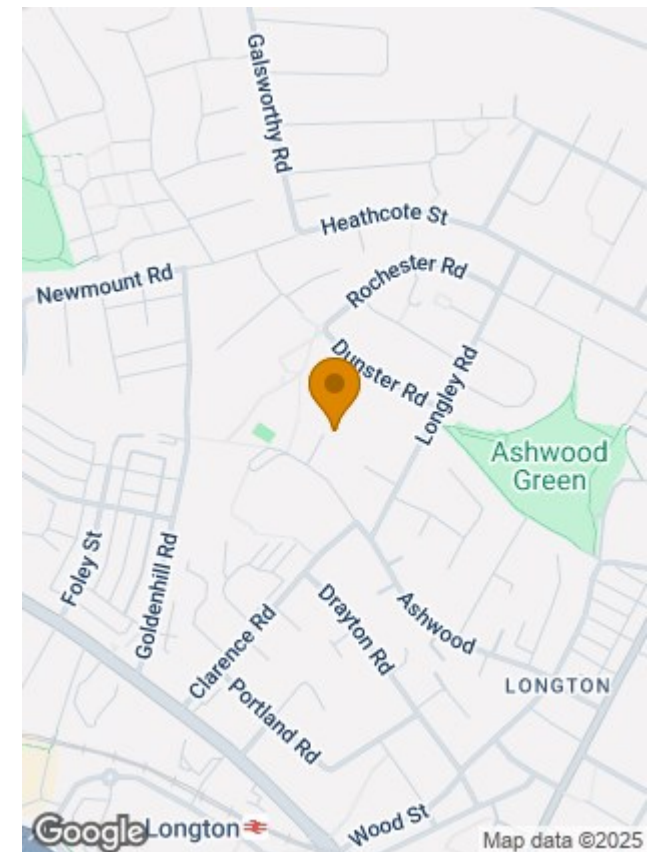
OUTSIDE

There is a fenced low maintenance front garden and a private rear garden with a smart paved patio and lawn.





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