

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Webster Avenue, Parkhall, Stoke-On-Trent, ST3 5SX

£185,000

- Three Bedrooms
- Combi Boiler
- Double Glazed Conservatory
- Brick Garage
- Parkhall Location
- UPVC Double Glazing
- Block Paved Drive
- Value For Money

THREE BEDROOMS AND GREAT VALUE!

A great Parkhall location and a great price to appeal to first time buyers as well as families.

This semi-detached house really does represent good value and offers everything you need plus scope to do more if that's your choice!

Three bedrooms, double glazed conservatory, combi boiler for central heating, upvc double glazing, brick garage and block paved drive!

The owners are moving out of the area so this is your once in a lifetime opportunity!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. UPVC double glazed window. Stairs leading to the first floor. Double doors leading into the...

LOUNGE

15'9 x 10'10 (4.80m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed bow window. Under stairs storage cupboard.

KITCHEN

14'1 x 8'4 (4.29m x 2.54m)

Tile effect flooring. Part tiled walls. Range of wall cupboards and base units with a pale timber effect finish together with integrated electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Space for a big fridge freezer. UPVC double glazed window with fitted blind. Radiator. Double glazed patio doors leading into the...

CONSERVATORY

8'11 x 8'0 (2.72m x 2.44m)

Vinyl flooring. Radiator. UPVC double glazed windows and door into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'0 x 7'9 (4.27m x 2.36m)

Grey laminate look vinyl flooring. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM TWO

10'5 x 7'9 (3.18m x 2.36m)

Grey laminate look vinyl flooring. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM THREE

7'5 x 6'0 (2.26m x 1.83m)

Grey laminate look vinyl flooring. Radiator. UPVC double glazed window with fitted roller blind. Airing/storage cupboard with gas combi boiler.

BATHROOM/WC

6'0 x 5'9 (1.83m x 1.75m)

Tiled walls. UPVC double glazed window. Stainless steel centrally heated towel rail. White suite with shower and curtain over the bath, low level wc and pedestal wash basin.

OUTSIDE

At the rear of the property there is a small lawned garden.

There's a block paved driveway and potential additional parking space at the front of the house whilst tall, lockable double gates lead to the...

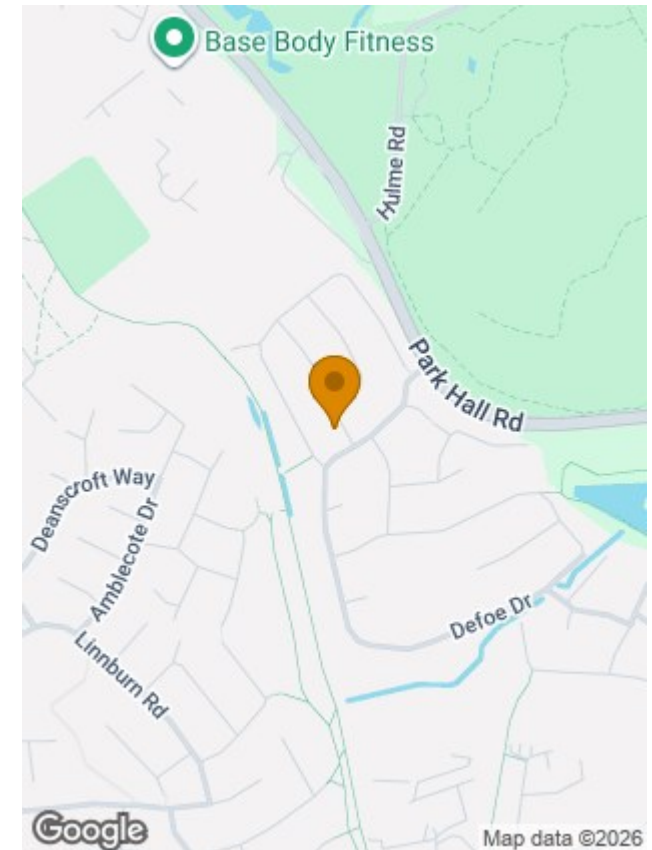
DETACHED BRICK SINGLE GARAGE

Up and over door. Light and power.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 77 |
| (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

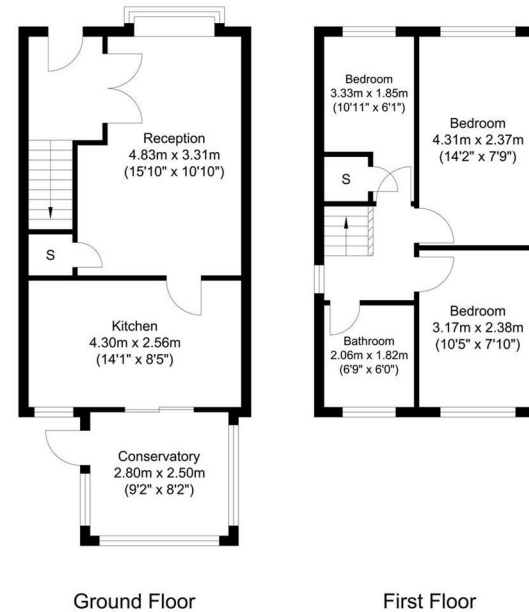
Tenure - Freehold

Council Tax Band - B



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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