

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Thanet Grove, Longton, Stoke-On-Trent, ST3 2NH

£200,000

- An Impressive Corner Plot
- Kitchen And Separate Utility Room
- Paved Rear Garden
- Detached Garage
- Three Bedrooms
- Bathroom With Bath AND Shower
- Extensive Off Road Parking
- Great Location

Occupying an impressive corner plot within a popular residential location, this well-proportioned three-bedroom semi-detached property offers generous outdoor space, ample off-road parking, and excellent potential for a range of purchasers.

The accommodation comprises an entrance hall, spacious living area, kitchen, utility room, three bedrooms, and a family bathroom, providing comfortable living space ideally suited to families, first-time buyers, and those looking to upsize.

One of the property's standout features is its substantial corner plot position, which provides extensive off-road parking and attractive outdoor areas. To the rear, an Indian stone patio creates an ideal space for outdoor dining, entertaining, and enjoying the garden.

Situated in a great location, the property is conveniently placed for local amenities, schools, transport links, and commuter routes, making it an excellent choice for those seeking both convenience and a pleasant residential setting!

Early viewing is highly recommended to fully appreciate the plot, parking provision, and excellent location on offer.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor. Store cupboard containing the Worcester gas boiler.

LIVING/DINING ROOM

21'8 max x 11'10 max, 9'5 min (6.60m max x 3.61m max, 2.87m min)
Fitted carpet. Two radiators. Two UPVC double glazed windows.

KITCHEN

8'9 x 8'9 (2.67m x 2.67m)
Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards, base units and fitted breakfast bar.

UTILITY

10'3 x 5'4 (3.12m x 1.63m)
Laminate flooring. UPVC double glazed rear door. Two UPVC double glazed windows. Base units.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the boarded loft via a fitted ladder.

BEDROOM ONE

11'5 x 8'5 to face of wardrobes (3.48m x 2.57m to face of wardrobes)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

10'6 x 10'6 (3.20m x 3.20m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'1 x 8'1 (2.46m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BATHROOM/WC

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Bath, wash basin, wc and shower compartment.

OUTSIDE

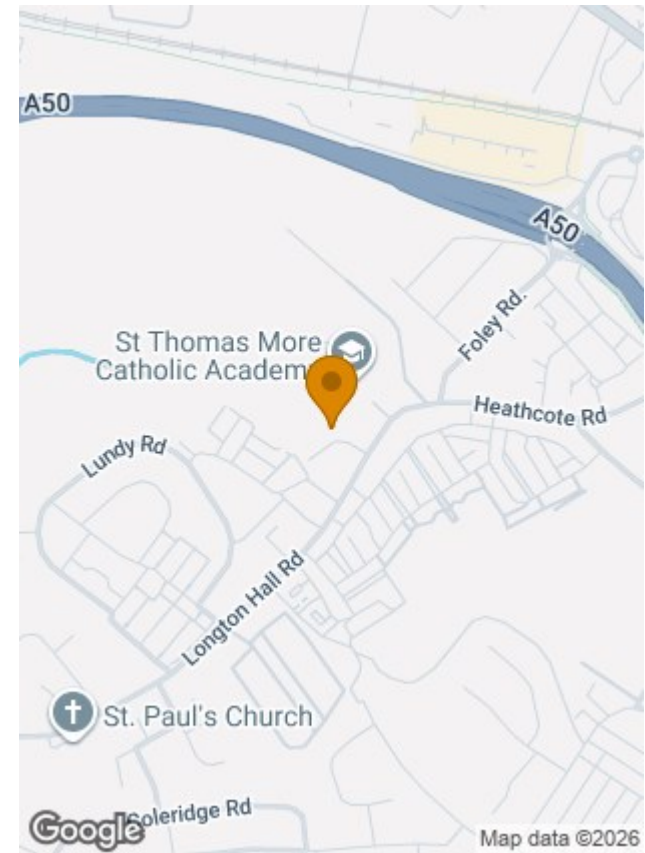
The enclosed rear garden has an Indian Stone patio and a golden gravel area.
The sizeable corner plot has lawns and a block paved driveway leading to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

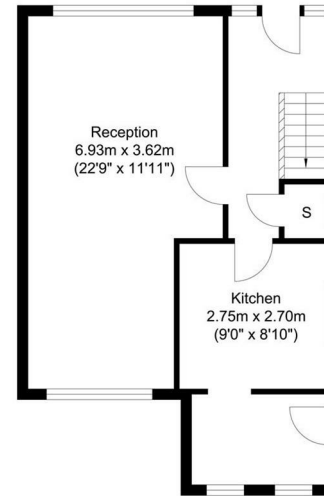
Tenure - Freehold

Council Tax Band - B

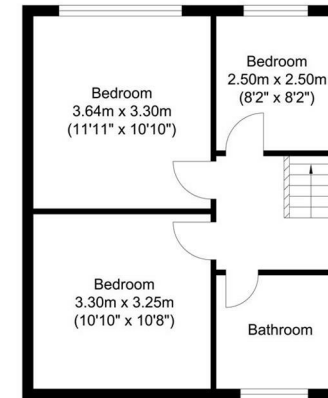


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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