

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Allensmore Avenue, Fenton, Stoke-On-Trent, ST4 3HJ

£185,000

- Three Bedrooms
- Completely Modernised
- White Bathroom Suite
- Large Enclosed Rear Garden
- GF Open Plan Layout
- Combi Boiler
- Modern Fully Fitted Kitchen
- Block Paved Drive With EV Charger

Nestled in the charming area of Allensmore Avenue, Fenton, this delightful townhouse offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property features a spacious reception room that flows seamlessly into an open-plan ground floor, extending over an impressive 37 feet in length. This layout creates a welcoming atmosphere, perfect for both entertaining guests and enjoying quiet family evenings.

The exterior boasts a block-paved driveway, providing convenient off-road parking. Inside, the property is equipped with a modern white bathroom suite, ensuring a fresh and clean aesthetic. Additionally, the loft has been boarded, offering valuable storage space or the potential for further development, subject to the necessary permissions.

The home benefits from a combi boiler, ensuring efficient heating and hot water throughout the year. With its older charm and modern conveniences, this townhouse presents an excellent opportunity for those looking to settle in a friendly community.

Don't miss the chance to make this lovely property your new home.



GROUND FLOOR

ENTRANCE PORCH

Tiled floor. UPVC double glazed front door and window. Composite door leading into the...

OPEN PLAN KITCHEN/ LOUNGE/ DINER

37'8" x 14'10" max (11.48 x 4.52 max)
Comprising...

KITCHEN

Tiled floor. Radiator. UPVC double glazed window. Range of new modern wall cupboards and base units with integrated electric oven, hob, low level fridge, freezer and dishwasher. Part tiled walls. Under stairs store cupboard. Stairs to the first floor.

DINER

Laminate flooring. Radiator.

LOUNGE

Laminate flooring. Radiator. UPVC double glazed patio doors leading into the garden. Feature glass skylight.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the boarded loft which houses the gas combi boiler.

BEDROOM ONE

11'10" x 8'10" (3.61 x 2.69)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

9'10" x 8'5" (3.00 x 2.57 (2.99 x 2.56))
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'7" x 5'8" (2.62 x 1.73)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'6" x 8'5'3" max, 3'3" x 3'05'1" min x 3'3" x 2'6'5" (2'26 max, 1'93 min x 1'80)
Fully tiled floor and walls. Towel rail radiator. UPVC double glazed window. Panelled bath with shower over, wc and wash basin within a vanity unit.

OUTSIDE

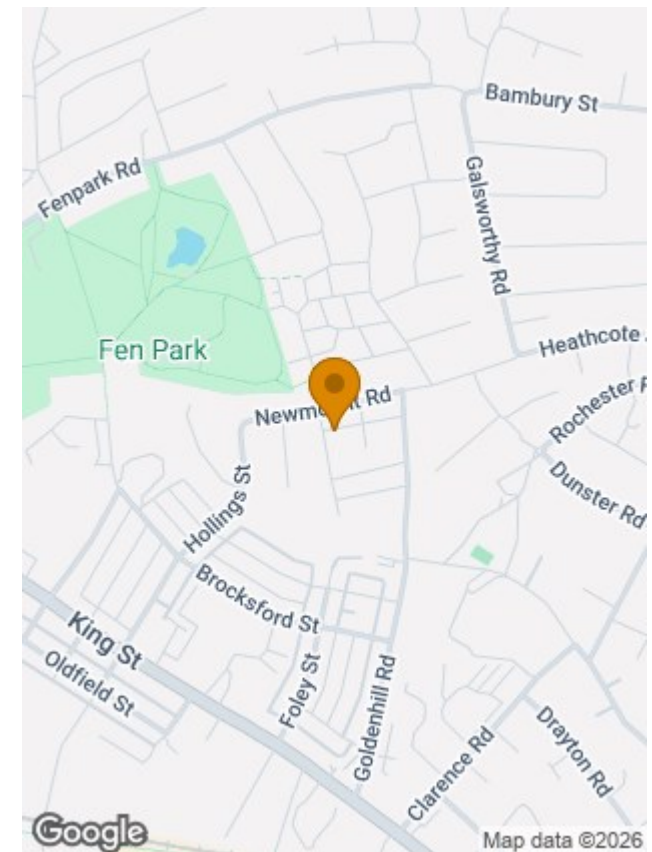
There is a block paved driveway to the front of the property with an EV charger.

The fully enclosed rear garden has a patio area and lawn and a gate for pedestrian access. There is also outside wall lighting and a power socket.





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

Austerberry[™]
the best move you'll make