

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



84 Sprink Bank Road, Chell, Stoke-On-Trent, ST6 6HZ

Offers Over

£140,000



- A Spacious Family Home!
- Modernised Property
- White Bathroom Suite
- Combi Boiler & UPVC Double Glazing
- Three Bedrooms
- New White Fitted Kitchen
- Lounge & Dining Room
- No Chain!

A spacious family home with no onward chain!

Viewing is highly recommended here on Sprink Bank Road. This property has been modernised and is ready to move into.

The accommodation comprises a comfortable lounge, dining room and a new fitted kitchen on the ground floor. Upstairs you will find three bedrooms with new carpets and a white bathroom suite with shower over the bath.

The rear garden is enclosed with a paved patio and a small fish pond and the property benefits from UPVC double glazing throughout and gas central heating from a combi boiler.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. New fitted carpet. Radiator. Stairs to the first floor.

### LOUNGE

12'11 x 12'00 (3.94m x 3.66m)

New fitted carpet. Radiator. UPVC double glazed window.

### DINING ROOM

7'11 x 7'9 (2.41m x 2.36m)

New fitted carpet. Radiator. UPVC double glazed window.

### FITTED KITCHEN

12'7 x 7'9 (3.84m x 2.36m)

Range of new fitted wall cupboards and base units with integrated electric oven and hob. Plumbing for washing machine. Radiator. UPVC double glazed window. New vinyl flooring. Cupboard containing the gas combi boiler. Useful under stairs storage with shelves. UPVC external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

11'11 x 11'2 (3.63m x 3.40m)

New fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

## BEDROOM TWO

12'0 x 9'1 (3.66m x 2.77m)

New fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

## BEDROOM THREE

7'10 x 7'9 (2.39m x 2.36m)

New fitted carpet. Radiator. UPVC double glazed window. Integral cupboard.

## BATHROOM

8'7 x 5'1 (2.62m x 1.55m)

White suite with shower over the bath, pedestal wash basin and low level wc. UPVC double glazed window. PVC panelled walls. Vinyl flooring. Radiator. Additional storage.

## OUTSIDE

There is a small front garden with on street parking on Sprink Bank Road.

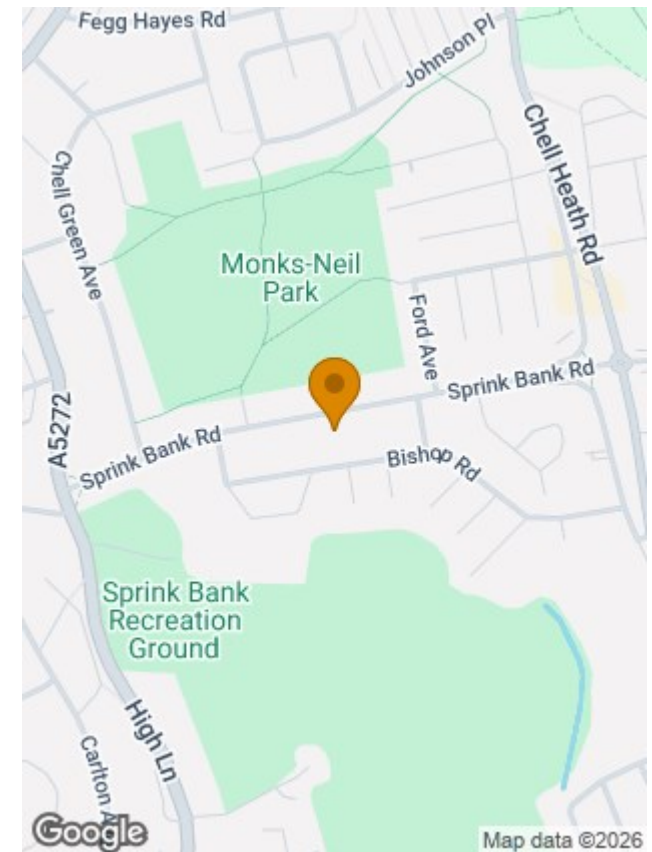
To the side of the property are brick storage sheds and the rear garden is enclosed with a paved seating area and a small fish pond.







| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            | 72                                                                                                             | 78        |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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](mailto:enquiries@austerberry.co.uk)

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