

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



53 Ulverston Road, Newstead, Stoke-On-Trent, ST3 3ND

Asking Price

£165,000

- Spacious Accommodation!
- Fitted Kitchen With Dining Area
- GF Cloaks/Wc
- Pedestrian Access To The Front
- Three Bedrooms
- FF Shower Room
- Convenient Location
- Enclosed Rear Garden

This well-proportioned three-bedroom semi-detached home on Ulverston Road offers spacious accommodation throughout, making it an ideal choice for growing families, first-time buyers or those looking for extra living space.

The property boasts three generously sized bedrooms, a comfortable and inviting living room, and a sizeable kitchen-diner that provides the perfect setting for family meals, entertaining guests and everyday living.

Externally, the property benefits from an enclosed garden, with pedestrian access to the front, creating a pleasant setting away from passing traffic while remaining conveniently located for local amenities, schools and transport links.

Offering generous accommodation in a popular residential location, this fantastic home is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended to appreciate everything it has to offer! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator.

LIVING ROOM

16'2 x 10'4 (4.93m x 3.15m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

16'10 x 11'7 max, 8'3 min (5.13m x 3.53m max, 2.51m min)

Range of wall cupboards and base units with a tiled splashback. Two UPVC double glazed windows and UPVC double glazed doors into the garden.

Laminate flooring. Radiator.

CLOAKS/WC

Laminate flooring. UPVC double glazed window. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard containing the gas combi boiler.

BEDROOM ONE

13'7 x 8'5 (4.14m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM TWO

10'9 x 10'9 (3.28m x 3.28m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'3 max, 6'1 min x 8'6 max, 5'6 min (3.12m max, 1.85m min x 2.59m max, 1.68m min)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

7'8 x 5'7 (2.34m x 1.70m)

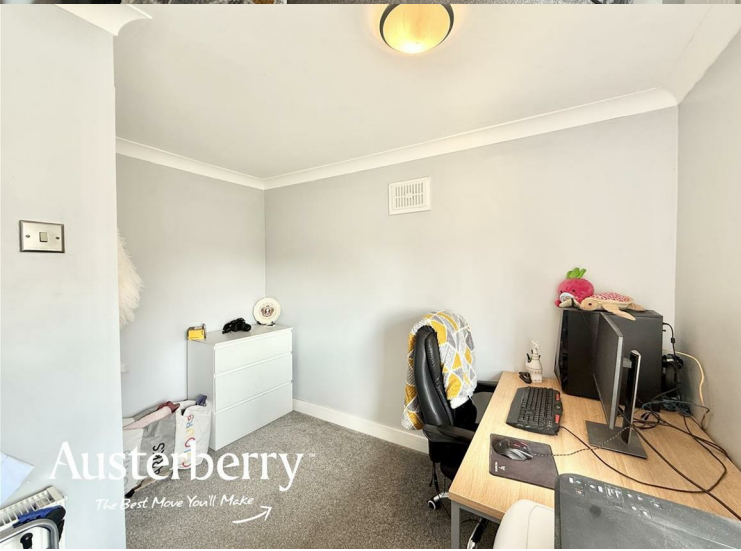
Tiled floor and walls. Radiator. UPVC double glazed window. Shower enclosure, wash basin within a vanity unit and wc.

OUTSIDE

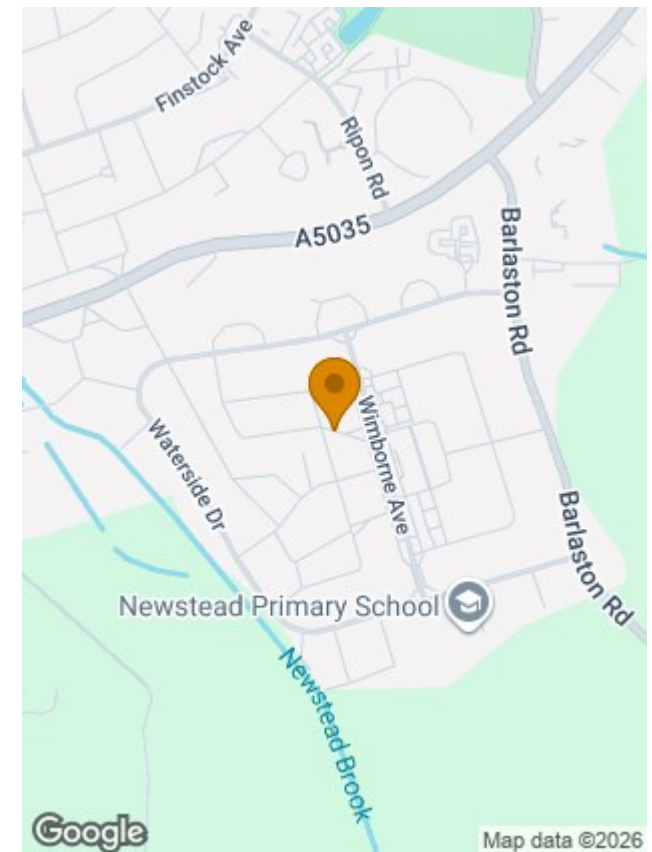
There is an enclosed garden to the front of the property and on street parking a short walk away.

The rear garden has a paved area, lawn and a decking area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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