

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Galsworthy Road, Saxonfields, Stoke-On-Trent, ST3 5UB

£185,000

- A Spacious Semi-Detached Home
 - Extended Property
 - Fully Fitted Kitchen
 - Garage
- Three Bedrooms
 - Living & Dining Rooms
 - White Bathroom Suite
 - Convenient Location

Offering more space than your average semi-detached home, this well-proportioned three-bedroom property on Galsworthy Road benefits from a thoughtfully designed ground floor extension.

The extension enhances the living accommodation significantly, creating a larger-than-usual kitchen along with an extended dining area, ideal for family life and entertaining. These additional spaces provide a real sense of openness and practicality, setting the property apart from similar homes in the area.

Upstairs, the property offers three comfortable bedrooms and a bathroom with a white suite making it well-suited to families or those in need of extra space.

Conveniently located close to local amenities, schools, and transport links, this property combines generous living space with a popular residential setting.

A great opportunity to acquire a spacious home! For more information call or contact us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door and window. Tiled floor.

HALLWAY

Timber front door. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM

14'0 x 10'3 (4.27m x 3.12m)

Laminate flooring. Radiator. UPVC double glazed window.

DINING ROOM

15'4 x 9'2 (4.67m x 2.79m)

Laminate flooring. Radiator. UPVC double glazed patio doors into the garden.

KITCHEN

16'8 x 7'8 (5.08m x 2.34m)

UPVC double glazed rear door and window. Laminate flooring. Radiator. Range of wall cupboards and base units with an integrated electric oven and hob. Tiled walls. Store cupboard containing the combi boiler

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Store cupboard. Access to the loft.

BEDROOM ONE

12'1 x 9'2 (3.68m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

9'11 x 9'2 (3.02m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

7'9 x 7'7 (2.36m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'8 x 5'5 (2.34m x 1.65m)

Vinyl flooring. Radiator. UPVC double glazed window. White suite consisting of a panelled bath with shower over, pedestal wash basin and wc. Tiled walls.

OUTSIDE

The rear garden is paved with raised beds.

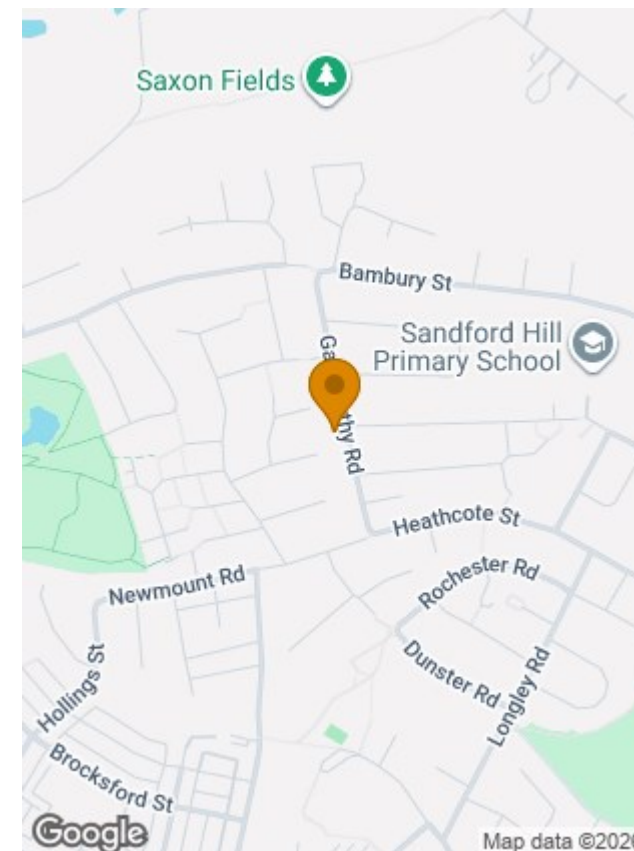
To the front of the property there is a lawned garden and a driveway for off road parking leading to a...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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