

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



216 Trent Valley Road, Oakhill, Stoke-On-Trent, ST4 5LD

£170,000

- Great Location
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom
- Great Potential
- Useful Loft-Room
- Kitchen Ready For Updating
- UPVC Double Glazing and Gas Combi Boiler

GREAT LOCATION AND GREAT POTENTIAL!

CASH BUYERS ONLY

You will love the location and potential of 216 Trent Valley Road as well as the accommodation that it offers which includes three bedrooms and a very useful loft-room, accessed from the landing.

On the ground floor you will find two reception rooms and a kitchen ready for updating. The house is heated from a gas combi boiler and has UPVC double glazing throughout as well as off road parking in the driveway and a very long back garden.

Do please note that due to structural defects in the property (there is a structural engineers report and costings available), we are inviting cash offers only for this property.

For more information please call or email us.



GROUND FLOOR

PORCH

UPVC double glazed windows and double doors. Tiled floor and fitted mat. Door leading into the...

ENTRANCE HALL

7'11" wide (2.41m wide)

Fitted carpet. Radiator. Understairs storeroom with UPVC double glazed window. Stairs to the first floor.

SITTING ROOM

14'3" x 11'5" (4.34m x 3.48m)

Fitted carpet. Double radiator. UPVC double glazed bay window.

LIVING ROOM

13'7" x 11'4" (4.14m x 3.45m)

Fitted carpet. Double radiator. UPVC double glazed window. Living flame gas fire.

KITCHEN

7'11" x 7'10" (2.41m x 2.39m)

Fitted carpet. Part tiled walls. A range of off white wall cupboards and base units. Double radiator. UPVC double glazed window. External door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Stairs to the second floor.

BEDROOM ONE

11'6" x 11'4" (3.51m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes and storage cupboards.

BEDROOM TWO

11'5" x 11'4" (3.48m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'3" x 7'11" (2.51m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe/storage cupboard and shelving.

SECOND FLOOR

LOFT ROOM

With Velux type window.

BATHROOM/WC

8'0" x 7'10" (2.44m x 2.39m)

Fitted carpet. A white suite consisting of panelled bath with shower over, pedestal wash basin, low level WC and bidet. Two UPVC double glazed windows. Double radiator. Part tiled walls. Cupboard containing the Ideal gas combi boiler.

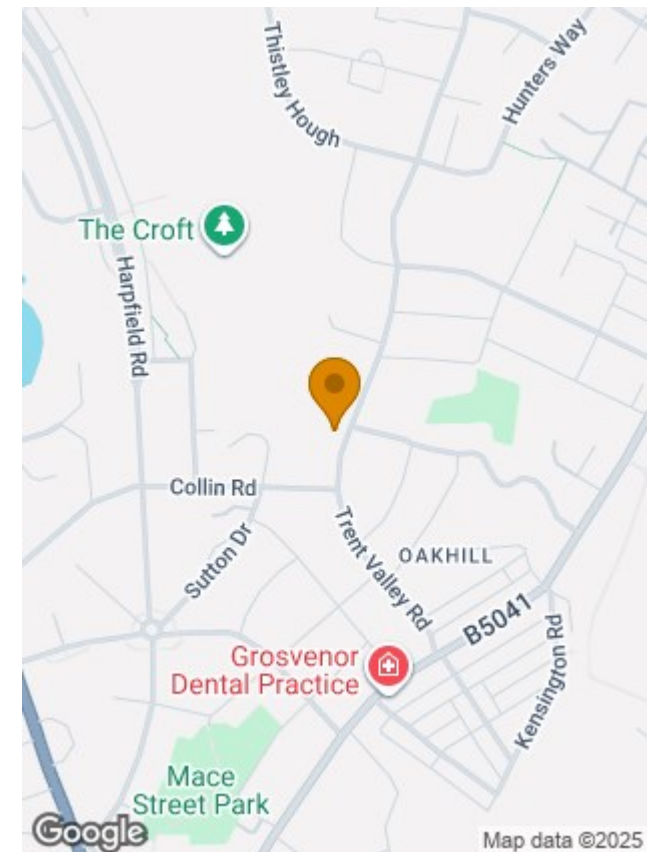
OUTSIDE

There is a driveway and mainly lawned garden to the front of the property and an exceptionally long garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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

AusterberryTM
the best move you'll make