Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



181 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BJ

£125,000

- Thee/Four Bedrooms
- New GF Modern Shower Room
- On Street Parking
- Combi Boiler
- Two Reception Rooms
- Fitted Kitchen
- New Carpets
- No Chain!

A THREE/FOUR BEDROOM PROPERTY!

Brand new carpets throughout and a brand new shower room are some of the features of this house… and it has been freshly decorated throughout. With an abundance of bedrooms and decent living space this house has got a lot to offer.

Located close to major commuter routes and the amenities of Heron Cross connectivity is easy from here.

For more information call or e-mail us.





GROUND FLOOR

ENTRANCE HALL
New fitted carpet. Radiator. UPVC double glazed door.

DINING ROOM/BEDROOM
36'1"'13'1" x 22'11"'9'10" (11'4 x 7'3)
UPVC double glazed window. New fitted carpet.

LIVING ROOM
12'2" x 11'11" (3.71 x 3.63)
New fitted carpet. Radiator. UPVC double glazed window. Under stairs storage.

KITCHEN
11'0" x 6'5" (3.35m x 1.96m)
Tiled floor. Range of wall cupboards and base units with a plain timber finish with a free standing electric oven. Wall mounted gas combi boiler for central heating and hot water. UPVC double glazed window.

MODERN SHOWER ROOM
6'0 x 4'6 (1.83m x 1.37m)
Fully tiled. Walk in shower, wash basin and wc. UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Radiator.

BEDROOM ONE
11'1 x 9'8 (3.38m x 2.95m)
Radiator. UPVC double glazed window. Integral storage.

BEDROOM TWO
12'3 x 8'10 (3.73m x 2.69m)
New fitted carpet. Electric radiator. UPVC double glazed window.

BEDROOM THREE
10'9 x 6'8 (3.28m x 2.03m)
New fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE
Rear yard area.







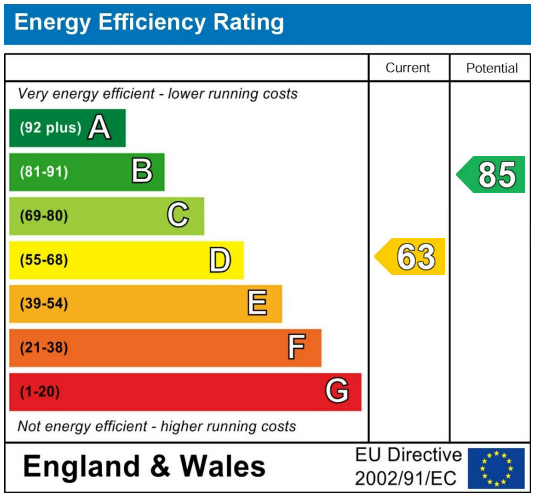

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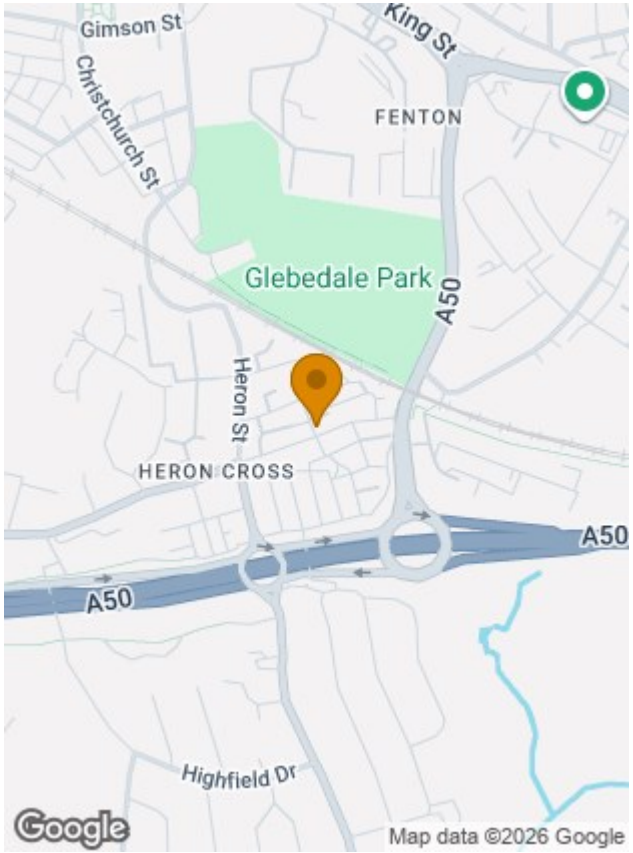

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
85
England & Wales
EU Directive 2002/91/EC


Gimson St
King St
Christchurch St
FENTON
Glebedale Park
A50
Heron St
HERON CROSS
A50
A50
Highfield Dr
Google
Map data ©2026 Google

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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