

AusterberryTM

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Estate Agents

Letting and Management Specialists



22 Gilliat Walk, Bentilee, Stoke-On-Trent, ST2 0DF

£110,000

- Three Bedrooms
- Great Potential
- Conservatory
- Shower Room
- Front Of The Property Is Pedestrian Access Only
- On Street Parking Nearby
- Paved Rear Yard
- An Ideal Investment Or First-Time Buyers Project

Offering excellent potential, this three-bedroom semi-detached property on Gilliat Walk presents a fantastic opportunity for buyers looking to modernise and create a home to their own specification.

The property features well-proportioned accommodation throughout, providing a solid foundation for improvement. A particular highlight is the stunning conservatory to the rear, which offers a bright and spacious additional living area overlooking the garden!

Please note that the front of the property is accessed by a walkway and no vehicle access is possible. On street parking is available just a short walk away from the property.

The property requires some modernisation, giving buyers the chance to redesign and update the space to their own taste. An ideal investment or first-time buyers project with plenty of potential to add value to the house

Call or e-mail us to arrange your viewing today!



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GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door.

HALL

Fitted carpet. UPVC double glazed front door. Stairs to the first floor.

LIVING ROOM

16'3 x 10'4 (4.95m x 3.15m)

Fitted carpet. UPVC double glazed window. Gas fire.

KITCHEN

11'7 max, 7'5 min x 11'3 max, 6'8 min (3.53m max, 2.26m min x 3.43m max, 2.03m min)

Vinyl flooring. Part tiled walls. Kitchen units. Storage. Two UPVC double glazed windows.

UTILITY AREA/WC

8'3 max x 7'11 min (2.51m max x 2.41m min)

Vinyl flooring. Wc. UPVC double glazed door into the...

CONSERVATORY

10'11 x 9'2 (3.33m x 2.79m)

Vinyl flooring. Store cupboard. UPVC double glazed windows and doors leading into the garden.

FIRST FLOOR

LANDING

Fitted carpet. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE

13'9 max x 11'7 max, 8'4 min (4.19m max x 3.53m max, 2.54m min)

Fitted carpet. UPVC double glazed window.

BEDROOM TWO

10'7 x 10'5 (3.23m x 3.18m)

Fitted carpet. UPVC double glazed window.

BEDROOM THREE

10'4 max, 6'0 min x 8'9 max, 5'7 min (3.15m max, 1.83m min x 2.67m max, 1.70m min)

Fitted carpet. UPVC double glazed window.

SHOWER ROOM

8'0 x 5'5 (2.44m x 1.65m)

Vinyl flooring. Tiled shower enclosure, wash basin and wc. UPVC double glazed window.

OUTSIDE

There is an enclosed garden to the front of the property with pedestrian access only. On street parking is available only a short walk away.

The paved rear yard is enclosed and low maintenance.





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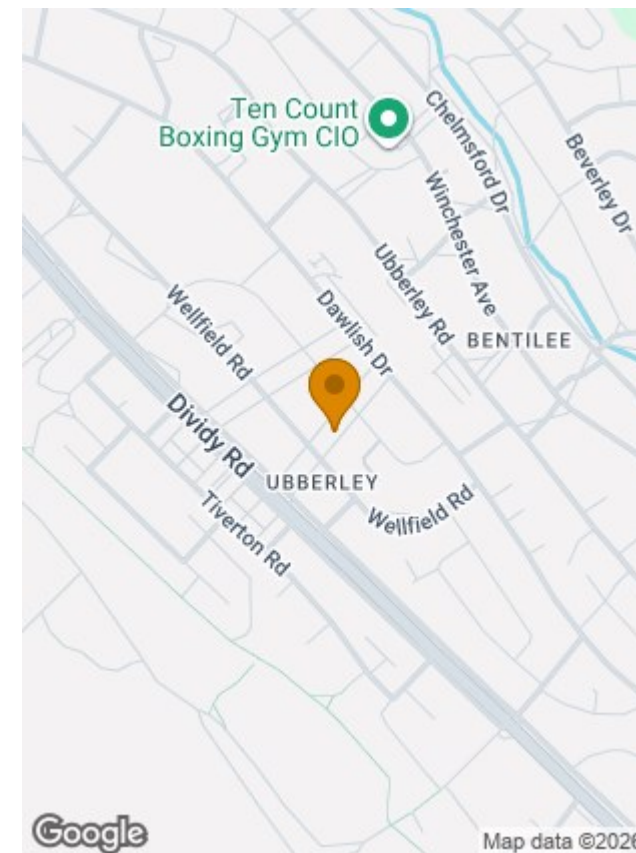


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		32
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

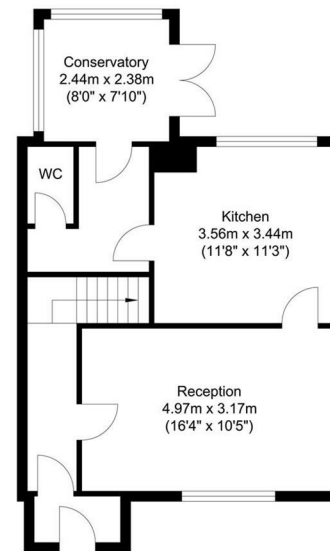
Tenure - Freehold

Council Tax Band - A

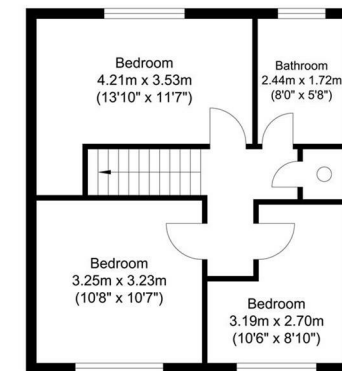


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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