

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Regina Street, Smallthorne, Stoke-On-Trent, ST6 1PJ

£90,000

- Fully Refurbished
- No Chain
- Modern White Bathroom Suite
- Combi Boiler
- Two Bedrooms
- New Fitted Kitchen
- Open Plan Living/Dining Area
- Paved Rear Yard

A refurbished two bedroom terraced house available with no chain!

Benefitting from a new kitchen with an integrated oven and hob along with a modern shower room with a white suite, this house is ready to move into. There is an open plan living/dining area gives a pleasant sense of space and light.

Upstairs you will find two comfortable bedrooms with new carpets, central heating is provided by a combi boiler and outside there is a paved yard with a small brick and tile storage shed.

Contact us today to arrange your viewing!



## GROUND FLOOR

### OPEN PLAN LIVING & DINING ROOM

23'6 x 11'3 (7.16m x 3.43m)

New herringbone style vinyl flooring. Two radiators. Two UPVC double glazed windows. UPVC double glazed front door. Useful under stairs storage.

### KITCHEN

8'11 x 6'0 (2.72m x 1.83m)

Range of new gloss grey wall cupboards and base units with integrated electric oven and hob. Space for fridge freezer. Plumbing for washing machine. Tiled splashback. Radiator. UPVC double glazed window. New herringbone style vinyl flooring.

### SHOWER ROOM

6'0 x 4'0 (1.83m x 1.22m)

White suite consisting of a corner shower compartment with tiled walls, pedestal wash basin and wc. New vinyl flooring. Radiator. UPVC double glazed window.

## FIRST FLOOR

### BEDROOM ONE

11'4 x 11'3 (3.45m x 3.43m)

New fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'8 x 9'8 (3.56m x 2.95m)

New fitted carpet. Radiator. UPVC double glazed window. Cupboard containing the gas combi boiler.

### OUTSIDE

There is on street parking to the front of the property and an enclosed paved rear yard with a brick and tiled shed.





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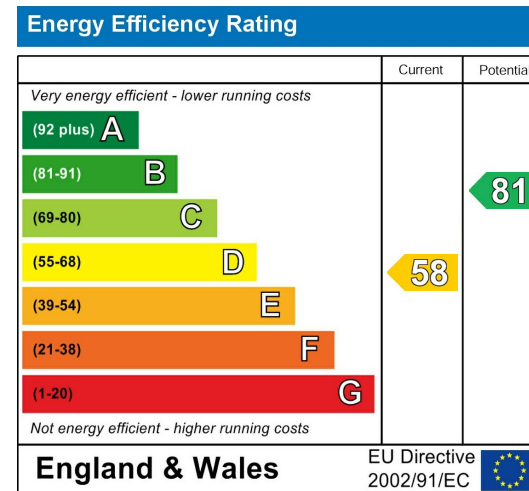
**MATERIAL INFORMATION**

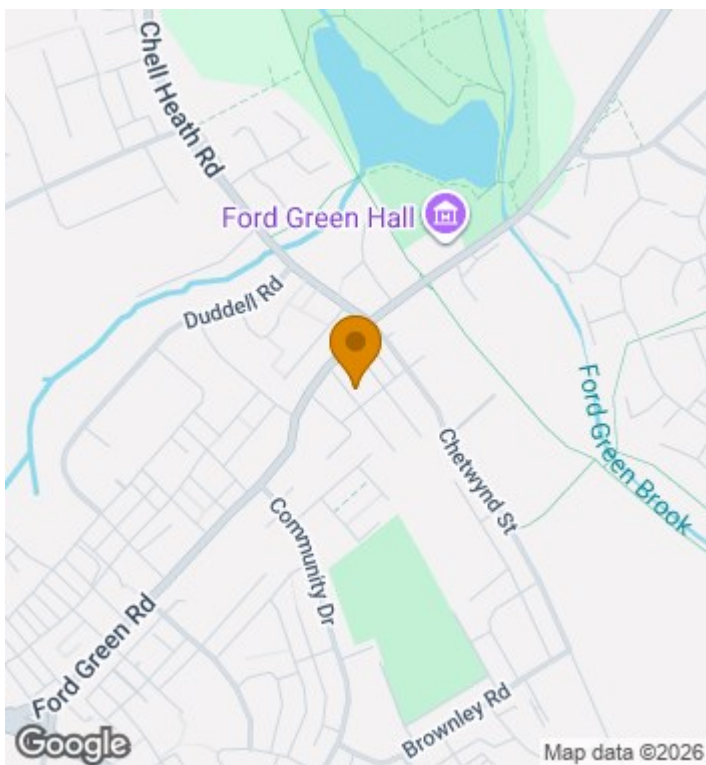
Tenure - Freehold

Council Tax Band - A



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#### 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](mailto:enquiries@austerberry.co.uk)

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