

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



26 Carling Grove, Fenton, Stoke-On-Trent, ST4 3HP

£135,000

- Three Bedrooms
- Spacious Accommodation
- Off Road Parking
- UPVC Double Glazing
- Prominent Elevated Position
- White Bathroom Suite
- Combi Boiler
- No Chain!

Tucked away is this hidden gem on Carling Grove!

At the top of the road you will find this traditional three bedroom semi-detached house in a prominent, elevated position.

Offering spacious accommodation which features a generous lounge, kitchen with a peninsula and breakfast bar. Upstairs, all of the bedrooms are well proportioned and the bathroom has a white suite with a separate WC.

Outside there is a parking area to the front of the house whilst the rear has a sloping lawn with steps. Gas central heating is from a combi boiler and there is UPVC double glazing throughout.

Available with no onward chain and ideally suited to First Time Buyers or Investors. Contact us today for your viewing!



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

19'01 x 9'02 (5.82m x 2.79m)

Two UPVC double glazed windows. Radiator. Fitted carpet. Feature grey painted wall.

OPEN PLAN KITCHEN DINER

19'01 x 10'08 (5.82m x 3.25m)

Range of fitted wall cupboards and base units with a peninsula and a breakfast bar. Integrated electric oven and gas hob. Laminate flooring. Tiled splashback. Three UPVC double glazed windows and external door. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Large cupboard containing the Worcester combi boiler.

BEDROOM ONE

10'11 x 10'05 (3.33m x 3.18m)

Brown fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail. Feature floral wallpaper to one wall.

BEDROOM TWO

10'09 x 7'09 (3.28m x 2.36m)

Fitted carpet. Two UPVC double glazed windows. Radiator. Brick effect wallpaper. Recess with hanging rail.

BEDROOM THREE

10'04 x 7'10 (3.15m x 2.39m)

Grey fitted carpet. UPVC double glazed window. Radiator.

BATHROOM

7'07 x 4'11 (2.31m x 1.50m)

White suite with electric shower over the bath and pedestal wash basin. Radiator. Tiled walls. UPVC double glazed window. Extractor fan. Vinyl flooring.

SEPERATE W/C

Wc. Tiled walls. UPVC double glazed window.

OUTSIDE

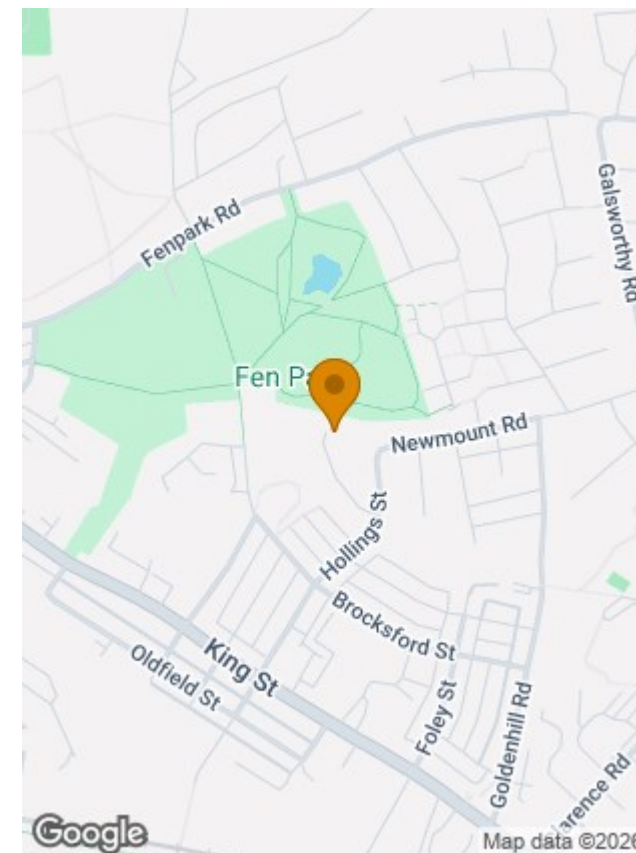
There is a paved & gravel parking area to the front with a grass lawn.

To the rear there is a paved patio with a rising grass lawn and steps.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

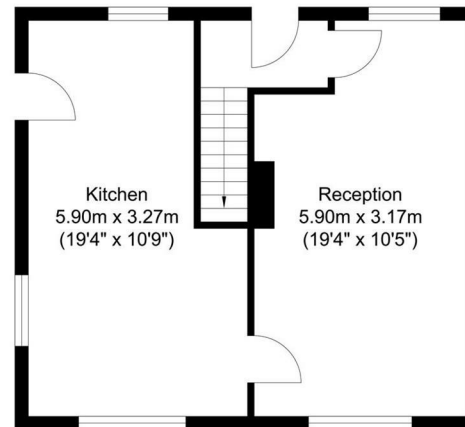
Tenure - Freehold

Council Tax Band - A

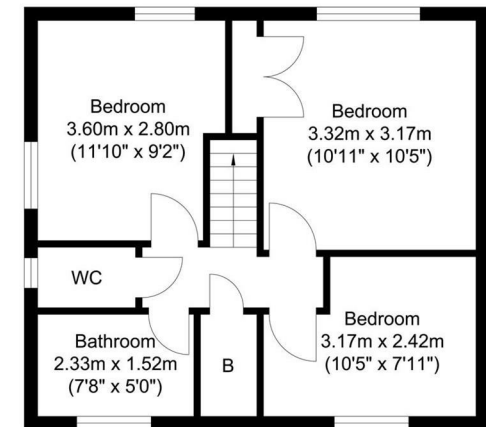


PLEASE NOTE

- * 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

Austerberry[™]
the best move you'll make