

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



82 Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BL

£115,000

- Three Bedrooms
- UPVC Double Glazing
- White Bathroom Suite
- Low Maintenance Rear Garden
- Kitchen With Dining Space
- Combi Boiler
- On Street Parking
- Convenient Location

Set within the well-established residential area of Heron Cross, this three-bedroom terraced property offers well-proportioned accommodation, making it an ideal choice for first-time buyers, families, or investors.

The property provides a practical layout with comfortable living space, while upstairs offers three bedrooms to suit a range of needs. With scope to personalise, the home presents a great opportunity for buyers to make it their own.

Conveniently located on Duke Street, the property benefits from easy access to local amenities, schools, and transport links, ensuring day-to-day convenience.

There is a low maintenance garden at the rear of the property and on street parking is available at the front of the house.

A solid opportunity to acquire a home in a popular and accessible location!

For more information call or e-mail us.



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GROUND FLOOR

LIVING ROOM

11'4 x 11'1 (3.45m x 3.38m)

Tile effect flooring. Radiator. UPVC double glazed front door and window.

KITCHEN

12'3 x 11'4 (3.73m x 3.45m)

Vinyl flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with an integrated electric oven and hob. Store cupboard.

REAR HALL

Vinyl flooring. UPVC double glazed rear door. Plumbing for washing machine. Wall mounted Logic combi boiler.

BATHROOM

6'2 x 6;'2 (1.88m x 1.83m;'0.61m)

Tiled floor and part tiled walls. UPVC double glazed window. Bath with shower over, wash basin and wc.

FIRST FLOOR

LANDING

Laminate flooring. Access to the loft.

BEDROOM ONE

11'3 x 11'0 (3.43m x 3.35m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

12'4 x 8'2 (3.76m x 2.49m)

Laminate flooring. Radiator. UPVC double glazed window. Store cupboard.

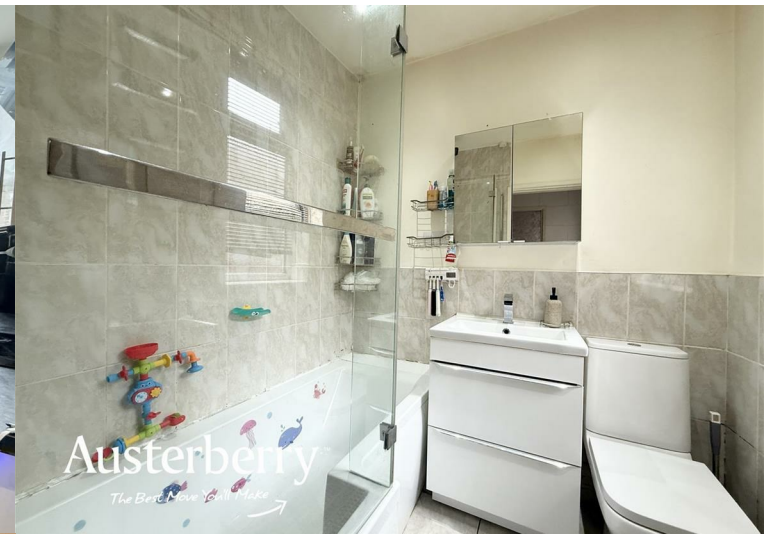
BEDROOM THREE

10'1 x 6'3 (3.07m x 1.91m)

Fitted carpet. Radiator. UPVC double glazed window.

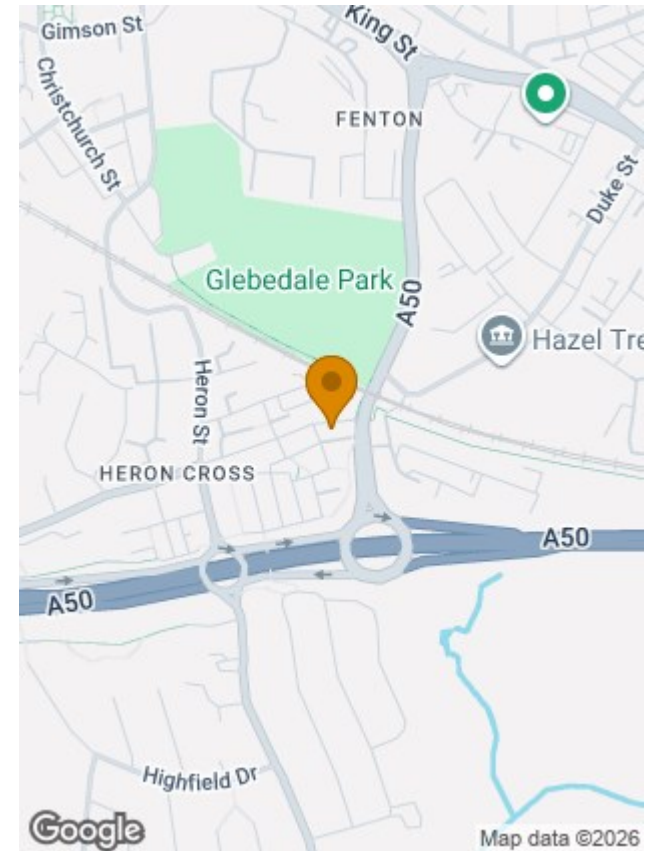
OUTSIDE

There is on street parking to the front of the property and an enclosed rear yard with an artificial lawn.





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

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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