

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



97 Werrington Road, Bucknall, Stoke-On-Trent, ST2 9AQ

Offers In Excess Of

**£175,000**

- Traditional Appearance... Ultra Modern Interior
  - Four Car Driveway
  - High Open Plan Living Area
  - Vintage Style Radiators
- Desirable And Convenient Location
  - Manageable Low Maintenance Garden
  - Two Bedrooms
  - Combi Boiler & UPVC Double Glazing

## THIS HOUSE HAS THE WOW FACTOR!

Behind the desirable traditional appearance of this semi-detached house you will find a totally modern home which has been refurbished and reimagined from top to bottom!

Step inside the open plan living area and we guarantee that you will be amazed by the sleek modern feel of this property including a fully fitted kitchen with integrated appliances and a comfortable sitting area as well as plenty of space for a table and chairs in the dining area and double glazed patio doors leading out onto a large paved patio and artificial grass lawn.

On the first floor both bedrooms are of a really sensible size and the superb refitted bathroom has aqua panelled walls as well as a shower over the bath. The house has new internal doors, gas central heating from a combi boiler, upvc double glazing and there is even space to park four cars in the wide tarmac driveway at the front.

This house is really conveniently close for access to the city centre in Hanley as well as for local shops schools.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Fitted carpet mat. Traditional vintage style radiator. Stairs leading to the first floor. Door into the...

### OPEN PLAN LIVING AREA

26'0 x 13'10 max (7.92m x 4.22m max)

### LOUNGE

Fitted carpet. UPVC double glazed bay window with fitted vertical blinds. Wall mounted living flame effect Smeg fire. Traditional vintage style radiator. Spotlights.

### KITCHEN/DINING AREA

Grey laminate look vinyl flooring. Complete range of wall cupboards and base units with a pale grey finish together with integrated high level oven, induction hob, dishwasher, fridge, freezer and washing machine. Traditional vintage style radiator. UPVC double glazed window. Concealed Ideal gas combi boiler for central heating and hot water. Spotlights. Walk in under stairs store with single glazed window. UPVC double glazed patio doors with fitted vertical blinds leading out into the garden.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. UPVC double glazed window.

### BEDROOM ONE

12'4 x 10'9 + recess (3.76m x 3.28m + recess)

Fitted carpet. Traditional vintage style radiator. Two UPVC double glazed windows with fitted blinds.

### BEDROOM TWO

10'10 x 8'4 (3.30m x 2.54m)

Fitted carpet. Traditional vintage style radiator. UPVC double glazed window with fitted blind.

### SUPERB BATHROOM

7'10 x 5'3 (2.39m x 1.60m)

Grey laminate look vinyl flooring. Panelled bath with shower and screen over, low level WC and a wash basin within a fitted uni. Vertical radiator, UPVC double glazed window. Spotlights. Aqua panelled walls.

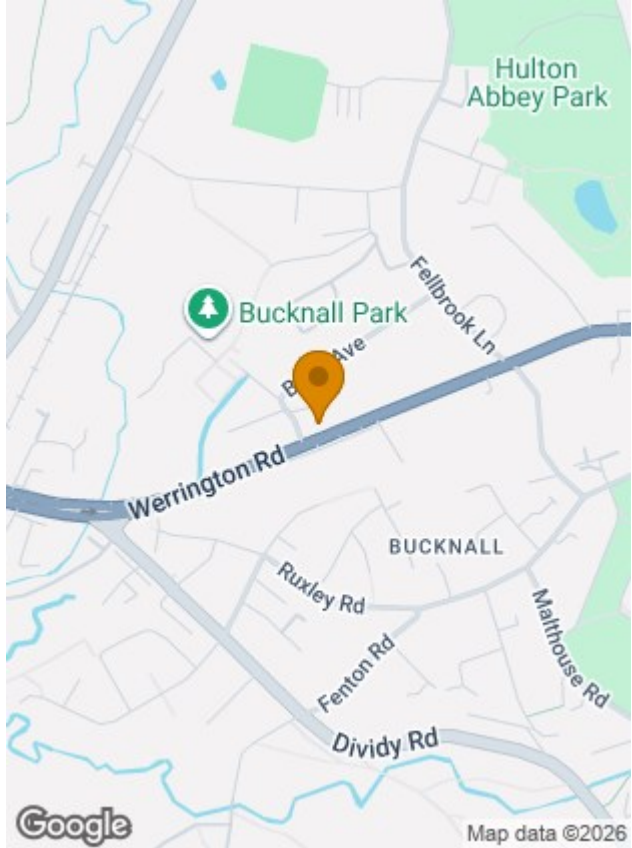
## OUTSIDE

There's a wide tarmac driveway at the front of the house for four cars and to the rear you'll find a long garden (fenced at the moment to reduce its length and make it more manageable) as well as a large paved patio and artificial grass lawn. There is also external lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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

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