

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Parkfield Road, Dresden, Stoke-On-Trent, ST3 4NT

£180,000

- A Semi-Detached Property
- New Combi Boiler
- Two Reception Rooms
- Off Road Parking
- Three Bedrooms
- Solar Panels
- Modern Bathroom With White Suite
- Detached Garage

A traditional property with some attractive modern features!

This house on Parkfield Road provides great accommodation as you would expect but with the addition of a new combi boiler and solar panels! The traditional entrance hall has a black & white tiled floor and leads to a modern fitted kitchen and also two separate reception rooms on the ground floor. Upstairs are three bedrooms with fitted carpets and a white bathroom with tiled walls.

Outside you will find a driveway to the front of the house which leads to a detached brick garage. The garden is laid out across two tiers to include a paved seating area and grass lawn.

We know you will like this house, please contact us today to arrange your viewing!



## ENTRANCE HALL

Timber front door. Radiator. Tiled flooring. Stairs to the first floor.

## W/C

W/C. Storage with window and radiator

## FRONT RECEPTION ROOM

11'05 x 9'08 (3.48m x 2.95m)

Timber double glazed window. Radiator. Laminate flooring. Feature wallpaper. Wall lighting. Sliding glass partition doors.

## REAR RECEPTION ROOM

11'11 x 9'08 (3.63m x 2.95m)

Timber double glazed rear window. Laminate flooring. Fireplace with gas fire.

## KITCHEN

14'10 x 5'10 (4.52m x 1.78m)

Gloss cream fitted kitchen with integrated gas hob and oven. Timber double glazed windows. Plumbing for washing machine. Tiled flooring. Part tiled walls. Radiator. Timber external door.

## FIRST FLOOR

### STAIRS & LANDING

Grey fitted carpet. Loft hatch. Timber double glazed window. White painted wooden balustrade.

## BEDROOM ONE

11'05 x 9'09 (3.48m x 2.97m)

Grey fitted carpet. Timber double glazed window. Radiator.

## BEDROOM TWO

11'11 x 9'08 (3.63m x 2.95m)

Grey fitted carpet. Timber double glazed window. Radiator. Integral wardrobes.

## BEDROOM THREE

7'02 x 5'11 (2.18m x 1.80m)

Grey fitted carpet. Timber double glazed window. Radiator.

## BATHROOM

7'05 x 5'11 (2.26m x 1.80m)

Modern white suite with shower over the bath. Toilet. Wash basin. Heated towel rail. Tiled walls. Grey vinyl flooring. Cupboard containing modern combi boiler. Timber double glazed window. Extractor fan.

## OUTSIDE

To the front of the property there is a paved driveway leading to the detached garage.

Whilst at the rear there is a garden laid out across two levels including a paved patio area and grass lawn.





## MATERIAL INFORMATION

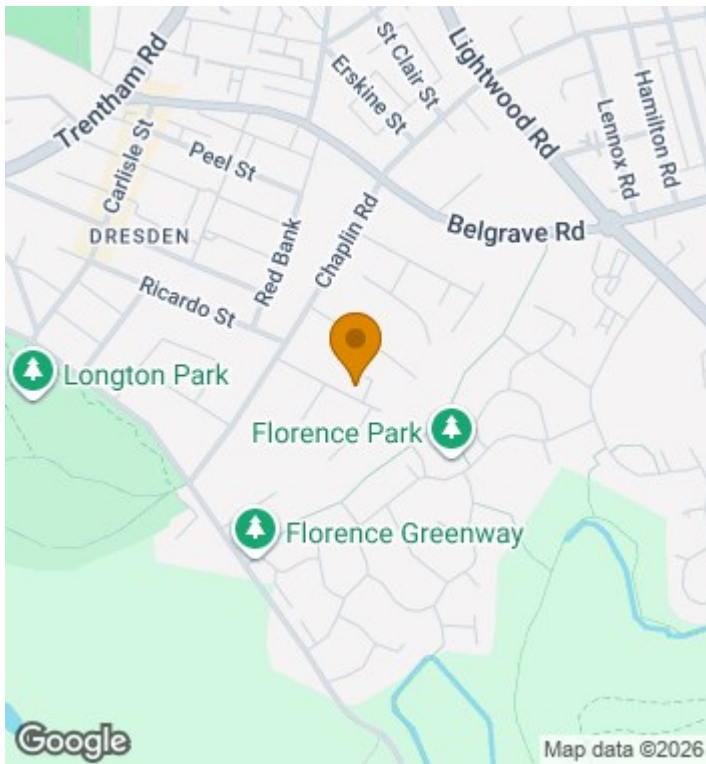
Tenure - Freehold

Council Tax Band - B



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>89</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</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	



**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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