

AusterberryTM

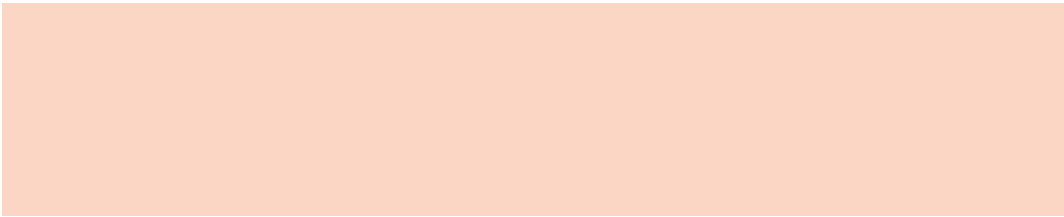
the best move you'll make

Estate Agents

Letting and Management Specialists



143 Sneyd Street, Sneyd Green, Stoke-On-Trent, ST6 2NY



GROUND FLOOR

SITTING ROOM

10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed front door and window. Radiator. Laminate flooring.

LIVING ROOM

11'3 x 9'3 (3.43m x 2.82m)

Laminate flooring. Radiator. UPVC double glazed window. Under stairs cupboard.

KITCHEN

11'11 x 6'5 (3.63m x 1.96m)

Tiled flooring. Range of wall cupboards and base units. Two UPVC double glazed windows. Radiator.

REAR HALL

Tiled flooring. Gas combi boiler. UPVC double glazed rear door.

BATHROOM

8'4 x 6'2 (2.54m x 1.88m)

Bath with shower over, pedestal wash basin and wc. Tiled flooring. Part tiled walls. UPVC double glazed window. Radiator.

FIRST FLOOR

BEDROOM ONE

10'3 x 9'11 (3.12m x 3.02m)

Radiator. UPVC double glazed window.

BEDROOM TWO

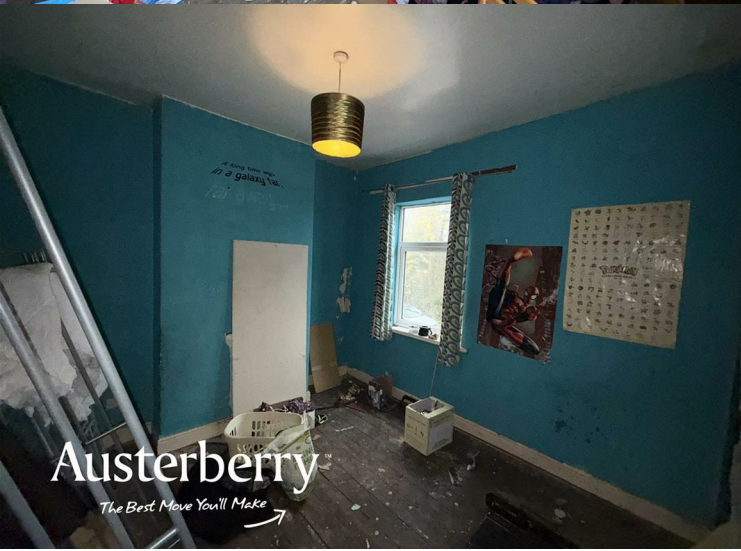
11'2 x 11'1 (3.40m x 3.38m)

Radiator. UPVC double glazed window.

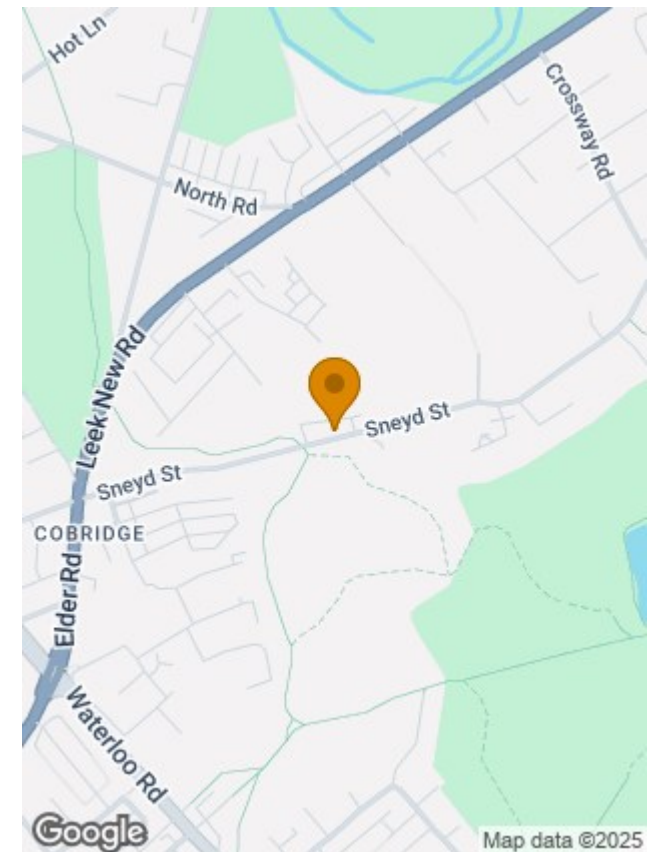
OUTSIDE

Enclosed rear garden with artificial grass.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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.

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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