

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Heron Street, Heron Cross, Stoke-On-Trent, ST4 3AS

Offers Over

£115,000



- Character + Great Presentation
- Open Plan Lounge And Dining Room
  - Two Bedrooms
  - No Chain!
- New White Bathroom Suite
- New Refitted Kitchen
- New Combi Boiler & Electrical Rewire
- New UPVC Double Glazing

ALL BRAND NEW, WELL PRESENTED AND READY TO MOVE INTO!

Step inside this house and you will definitely be delighted by what you see!

This is a house with character and the open plan lounge and dining room features impressive timber beams whilst the new fitted kitchen has a range of dark blue units and the ground floor bathroom has a new white suite complete with shower over the bath.

There is a new combi boiler for the gas central heating and water systems, it's had a new electrical rewire and the UPVC double glazing throughout is new!

The property is well presented, ready to move into and perfect for first-time buyers in particular.

Access to the A50 at Heron Cross is conveniently close and there are local schools and shops nearby,

For more information call or e-mail us.



## GROUND FLOOR

### OPEN PLAN LOUNGE AND DINING ROOM

22'8 x 12'9 max, 9'8 (6.91m x 3.89m max, 2.95m)

A room with character! Fitted carpet. UPVC double glazed front door and windows to the front and rear. Wall mounted log effect electric fire. Two radiators. Feature timber beams. Walk in under stairs storage cupboard with fitted carpet. Stairs leading to the first floor. Door into the...

### KITCHEN

11'10 x 6'3 (3.61m x 1.91m)

All new! Range of wall cupboards and base units with a dark blue finish + Flavel cooker and cooker hood. UPVC double glazed window with fitted roller blind. Radiator. Glow Worm gas combi boiler. UPVC double glazed rear door. Spotlights.

### BATHROOM/WC

6'3 x 6'1 (1.91m x 1.85m)

New white suite featuring a panelled bath with shower over, wash basin within a fitted unit and a low level wc. Fitted mirror with light. Spotlights. Tall stainless steel towel rail radiator. Extractor. UPVC double glazed window with fitted roller blind. Part tiled walls.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets.

### BEDROOM ONE

12'9 x 10'7 (3.89m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'7 x 9'7 (3.23m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window. Walk in storage cupboard with fitted carpet.

## OUTSIDE

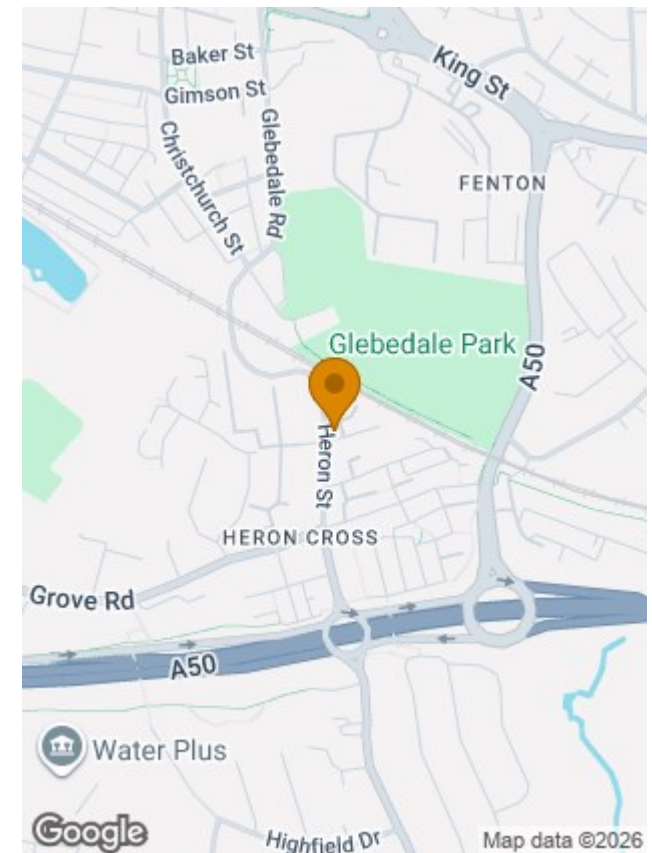
Paved rear yard.







| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            | <b>66</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<br>2002/91/EC  |



## Council Tax Band - A

- \* 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.



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