

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Regina Street, Smallthorne, Stoke-On-Trent, ST6 1PJ

£120,000

- No Onward Chain!
- Three Bedrooms
- New Flooring
- UPVC Double glazing
- Two Reception Rooms
- Freshly Decorated
- Modern White Bathroom Suite
- New Fitted Boiler

A refurbished THREE bedroom house with an EPC C grade! Available with no onward chain.

This house has to be viewed to be appreciated, it is much larger than you initially expect. With accommodation comprising a proper entrance hall and two reception rooms on the ground floor, leading through to a white fitted kitchen and bathroom suite. Upstairs you will find a pleasant landing space and three well proportioned bedrooms with new laminate flooring and fresh decoration.

The property benefits from a new fitted boiler and UPVC double glazing. Certificates for gas safety and EICR are available upon request.



ENTRANCE HALL

UPVC double glazed front door. Fitted floor mat. New grey laminate flooring.

FRONT RECEPTION ROOM

11'02 x 10'07 (3.40m x 3.23m)

New grey laminate flooring. Radiator. UPVC double glazed window. Fresh white decor.

REAR RECEPTION ROOM

11'08 x 10'09 (3.56m x 3.28m)

New grey laminate flooring. UPVC double glazed window. Radiator. Fresh decoration. Under stairs storage cupboard.

KITCHEN

8'09 x 7'0 (2.67m x 2.13m)

White fitted wall cupboards and base units. Freestanding electric cook with gas connection behind. Plumbing for washing machine. UPVC double glazed window and external door. Grey vinyl flooring. PVC panelled walls.

REAR HALL

Freestanding fridge freezer. New gas combi boiler.

BATHROOM

6'11 x 5'11 (2.11m x 1.80m)

White suite with shower fitting to the bath. Toilet. Wash basin. UPVC double glazed window. Radiator. Grey vinyl flooring. PVC panelled walls.

FIRST FLOOR

LANDING

Grey fitted carpet on stairs. New grey laminate flooring on the landing. Radiator. UPVC double glazed window.

BEDROOM ONE

11'03 x 7'09 (3.43m x 2.36m)

New laminate flooring. UPVC double glazed window. Radiator. Fresh decoration

BEDROOM TWO

11'08 x 9'08 (3.56m x 2.95m)

New laminate flooring. UPVC double glazed window. Radiator. Fresh decoration

BEDROOM THREE

11'04 x 6'04 (3.45m x 1.93m)

New laminate flooring. UPVC double glazed window. Radiator. Fresh decoration

OUTSIDE

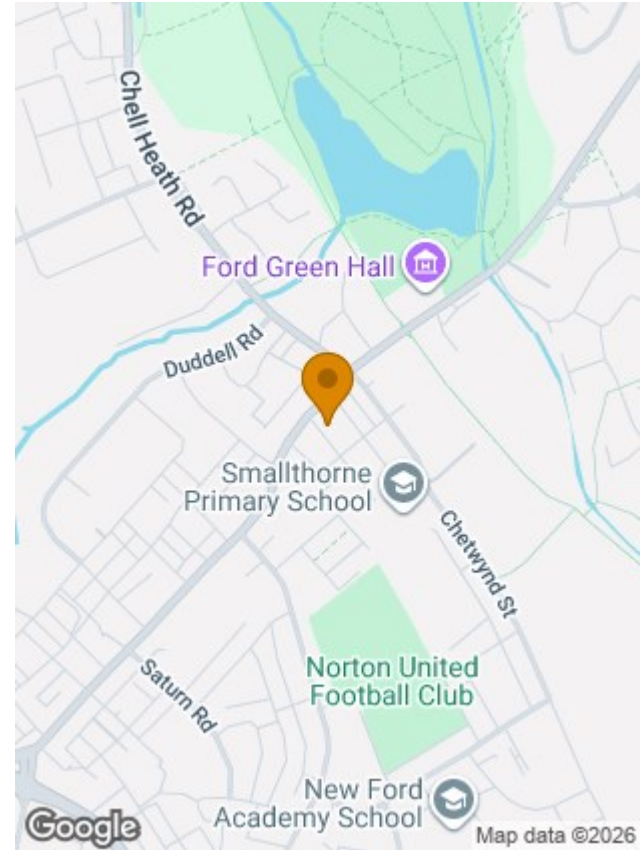
Enclosed paved rear yard with new pedestrian gate.

On street parking to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(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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