

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



101 Henderson Grove, Meir, Stoke-On-Trent, ST3 6LJ

£145,000

- Ready To Move Into!
- Two Double Bedrooms
- Modern Refitted Bathroom
- UPVC Double Glazing
- No Chain!
- Fitted Kitchen With Dining Area
- Combi Boiler
- Garden At The Rear

## FRESHLY DECORATED, TWO DOUBLE BEDROOMS AND NO CHAIN!

Good accommodation is on offer here at 101 Henderson Grove. Which is a traditional semi-detached house with a garden at the back and a paved potential off-road parking area at the front.

This house is being sold with no onward chain to slow down your purchase and has obvious potential as a buy to let investment property as well as a house that will suit first time buyers.

The property has a modern bathroom, a well fitted kitchen, a comfortable lounge and two particularly large double bedrooms. Heating is from a gas combi boiler and there is UPVC double glazing throughout.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Radiator. Fitted carpet. Stairs leading to the first floor.

### LOUNGE

14'7 x 11'3 (4.45m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window.

### KITCHEN AND DINING ROOM

17'10 x 10'1 (5.44m x 3.07m)

Vinyl flooring. Part tiled walls. Range of wall cupboards and base units with a natural pale timber colour effect finish together with integrated gas hob, stainless steel cooker hood and under oven. Two UPVC double glazed windows. UPVC double glazed external door. Wall mounted gas combi boiler. Under stairs storage cupboard.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window. Fitted shelving.

## BEDROOM ONE

14'10 to face of wardrobes x 8'3 + recess (4.52m to face of wardrobes x 2.51m + recess)

Fitted carpet. Double radiator. Built in storage cupboards/wardrobe with full height mirrored sliding doors. Two UPVC double glazed windows.

## BEDROOM TWO

10'1 + recess x 9'7 + recess (3.07m + recess x 2.92m + recess)

Fitted carpet. Radiator. UPVC double glazed window. Storage cupboard with mirrored doors.

## MODERN BATHROOM

7'8 x 5'4 (2.34m x 1.63m)

Tiled floor and walls. White suite consisting of a panelled bath with shower fitting, low level wc and wash basin within a fitted unit. Stainless steel centrally heated towel rail radiator. Two UPVC double glazed windows.

## OUTSIDE

There is a fully paved potential off road parking area to the front of the house and a covered way at the side leading to the fenced garden which has a potential lawn and a paved patio.





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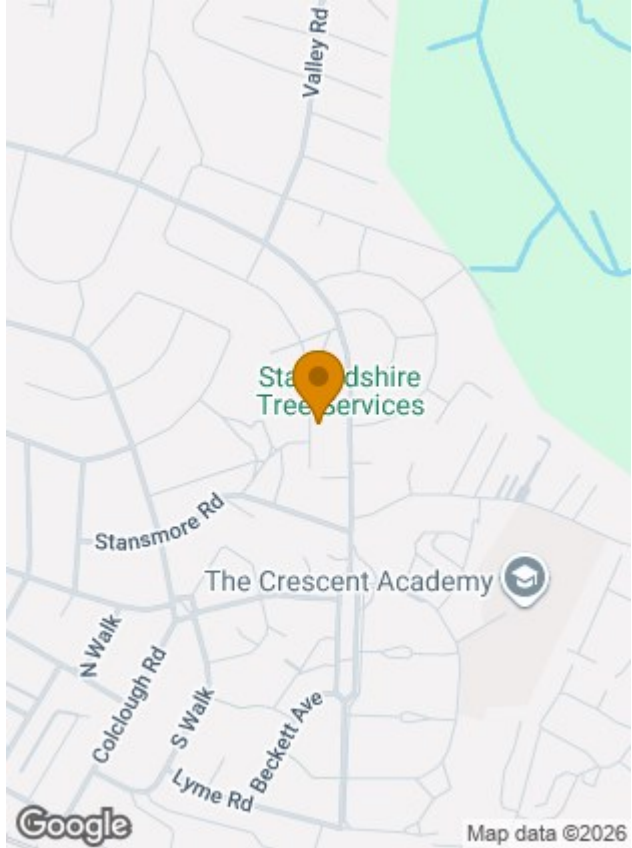


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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](mailto:enquiries@austerberry.co.uk)

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