

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



44 Grove Avenue, Heron Cross, Stoke-On-Trent, ST4 3BA

£205,000

- Three Bedrooms
- Excellent Accommodation
- Modern Bathroom
- Parking Area
- Cul-De-Sac Location
- Stunning Kitchen Diner
- Superb Rear Garden
- Exceptional Value For Money

Situated in the quiet and desirable cul-de-sac of Grove Avenue, this well-presented three-bedroom semi-detached property offers excellent accommodation and exceptional value for money!

The heart of the home is the stunning kitchen-diner, providing a stylish and practical space for both everyday living and entertaining. Patio doors open directly onto the lovely rear garden, which features a superb Indian stone patio, creating an ideal setting for outdoor dining and relaxing.

The property offers three well-proportioned and versatile bedrooms, providing comfortable accommodation for families, couples or those looking for additional space to work from home. A modern bathroom with an overhead shower completes the accommodation.

Presented to a high standard throughout and occupying a peaceful cul-de-sac position, this property offers a fantastic combination of style, practicality and location.

An excellent opportunity for anyone looking for a well-presented three-bedroom home at an attractive price! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator.

LIVING ROOM

12'4 into bay x 11'4 (3.76m into bay x 3.45m)
Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN DINER

17'4 x 11'10 (5.28m x 3.61m)
UPVC double glazed window and UPVC double glazed patio doors leading out into the garden. Laminate flooring. Radiator. Range of wall cupboards and base units with integrated dishwasher, electric oven, hob and wall mounted extractor. Part tiled walls. Storage cupboard. Combi boiler.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Access to the loft.

BEDROOM ONE

11'11 x 11'3 (3.63m x 3.43m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'4 into bay x 11'4 (4.06m into bay x 3.45m)
Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

6'6 x 5'11 (1.98m x 1.80m)
Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

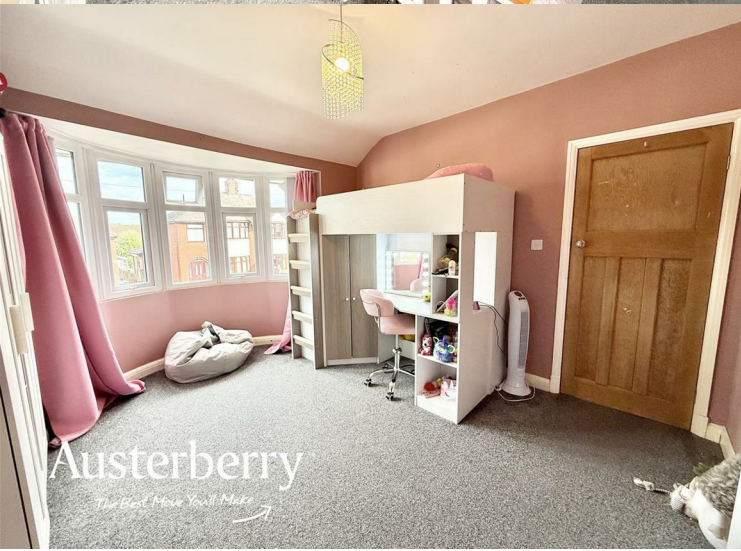
6'1 x 5'10 (1.85m x 1.78m)
Tiled floor. Radiator. UPVC double glazed window. Part tiled walls. Bath with shower over, wash basin in a vanity unit and a wc. Extractor fan.

OUTSIDE

There is a golden gravel parking area to the front of the property but please note, there is currently no dropped kerb.

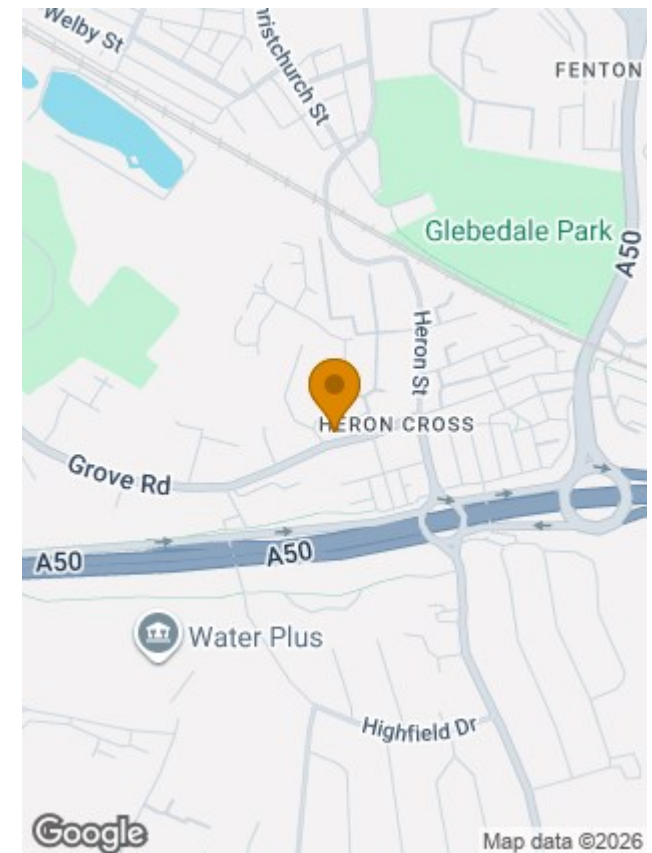
To the rear there is an Indian Stone patio area, lawn and borders.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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 -B



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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