

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Owen Grove, Burslem, Stoke-On-Trent, ST6 1AG

£130,000

- An End Town House
- Two Reception Rooms
  - Shower Room
- Enclosed Rear Garden
- Three Bedrooms
- GF Cloaks/Wc
- Off Road Parking
- Convenient Location

Situated in a convenient residential location, this three-bedroom end town house in Owen Grove, Burslem presents an excellent opportunity for buyers looking to put their own stamp on a property.

Offering well-proportioned accommodation throughout, the ground floor comprises two separate reception rooms, providing flexible living and dining space ideal for families or those working from home. There is also a kitchen area with scope for improvement, along with the added benefit of a ground floor WC.

To the first floor, there are two double bedrooms, along with a third room which would suit a child or could be utilised as an office or dressing room. Externally, the home benefits from an enclosed rear garden, offering privacy and potential to create a pleasant outdoor space with some attention. To the front, there is off-road parking, adding further convenience.

While the property would benefit from some cosmetic updating and general modernisation, it offers fantastic potential for first-time buyers, investors, or anyone looking for a project in a well-established area.

Located within easy reach of local amenities, schools, and transport links, this is a property with genuine scope and value.

Call or e-mail us to arrange your viewing.



## GROUND FLOOR

### ENTRANCE HALL

Timber front door. Laminate flooring. Radiator.

### SITTING ROOM

12'3 x 9'11 (3.73m x 3.02m)

Laminate flooring. Radiator. UPVC double glazed window.

### LIVING ROOM

12'10 x 11'3 (3.91m x 3.43m)

Laminate flooring. Radiator. UPVC double glaze window. Store cupboard.

### KITCHEN

11'1 x 6'7 (3.38m x 2.01m)

Vinyl flooring. Range of wall cupboards and base units with an integrated oven and hob. Ideal combi boiler. Two UPVC double glazed windows.

### REAR HALL

Vinyl flooring. Timber rear door. Wc.

## FIRST FLOOR

## LANDING

Laminate flooring. Access to the loft.

### BEDROOM ONE

11'3 x 11'2 (3.43m x 3.40m)

Laminate flooring. Radiator. UPVC double glazed window.

### BEDROOM TWO

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

Laminate flooring. Radiator. UPVC double glazed window.

### BEDROOM THREE/ OFFICE

7'7 x 7'3 max, 5'3 min (2.31m x 2.21m max, 1.60m min)

Laminate flooring. Radiator. UPVC double glazed window.

### SHOWER ROOM

6'10 x 6'3 (2.08m x 1.91m)

Laminate tile effect flooring. Radiator. UPVC double glazed window. Shower compartment, wash basin and wc.

## OUTSIDE

There is a driveway for off road parking at the front of the property.

To the rear is an enclosed yard with a patio area, borders and timber shed.





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## MATERIAL INFORMATION

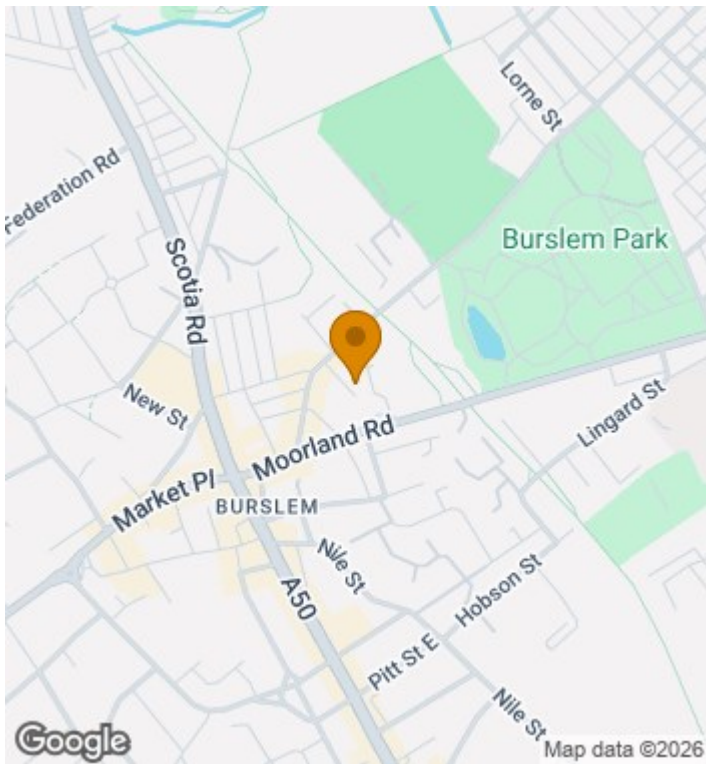
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	



**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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