



Grove Road, Heron Cross, Stoke-On-Trent, ST4 3AZ

Asking Price £60,000

**Austerberry**™

*The Best Move You'll Make* →

## A LARGE AND IMPRESSIVE HOUSE IN NEED OF MODERNISATION!

In a really prominent corner position on Grove Road at Heron Cross, just opposite Derry Street, together with impressively spacious accommodation within!

This is an unusual house with two and potentially three bedrooms as well as a large upstairs bathroom, two large reception rooms and a kitchen. Some of the windows have been replaced with UPVC double glazed units and whilst there is gas central heating to the property we do anticipate that the next owners will want to carry out a full scheme of modernisation.

This house really does have great potential and we will be delighted to show you round! Please call 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

\* Two Bedrooms... Easily Three! \* Proper Hall And Landing \* Upstairs Bathroom

\* Two Large Reception Rooms \* Some UPVC Double Glazing \* An Impressive Property!

\* Full Modernisation Required \* No Chain!

## LOCATION

Leave Longton by the A50 in the direction of the Bet 365 Stadium and take the first exit. At the second roundabout take the third exit and at the traffic lights turn left into Grove Road where you will see our For Sale board outside this property on the right.



## GROUND FLOOR

### PROPER ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

**SITTING ROOM** 16' 4" x 11' 3" *approx measurements (4.97m x 3.43m)*  
Double radiator. Two double glazed windows (one timber and the other UPVC).

**LIVING ROOM** 13' 0" x 11' 4" *approx measurements (3.96m x 3.45m)*  
Fitted carpet. Double radiator. Two UPVC double glazed windows.

**KITCHEN** 10' 9" x 6' 3" (3.27m x 1.90m)  
Wall cupboards and base units with a medium colour timber effect finish. UPVC double glazed window with fitted vertical blinds. Radiator. Gas central heating boiler. External door. Walk in pantry.

## FIRST FLOOR

### PROPER LANDING

Fitted stair and landing carpets. Store room.

**BEDROOM ONE** 14' 4" x 11' 5" (4.37m x 3.48m)  
Carpet. Double radiator. UPVC double glazed window to the side and one timber single glazed window at the front of the room with fitted vertical blinds. Access to this room is from...

**BEDROOM THREE/LANDING BEDROOM** 11' 4" x 6' 2" (3.45m x 1.88m)

Carpet. Single glazed timber window.

N.B. The landing could easily be altered/extended to make this a proper bedroom rather than a walk through room.

**BEDROOM TWO** 11' 4" x 10' 4" *Approx. measurements (3.45m x 3.15m)*  
Carpet. Radiator. Two UPVC double glazed windows.

**BATHROOM/WC** 11' 3" max x 6' 3" (3.43m x 1.90m)  
Carpet. Radiator. White suite complete with shower over the bath, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Airing cupboard with lagged hot water cylinder.

### OUTSIDE

To the rear of the property there is a brick and tile wc and external store together with a larger than average yard area.



## 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.

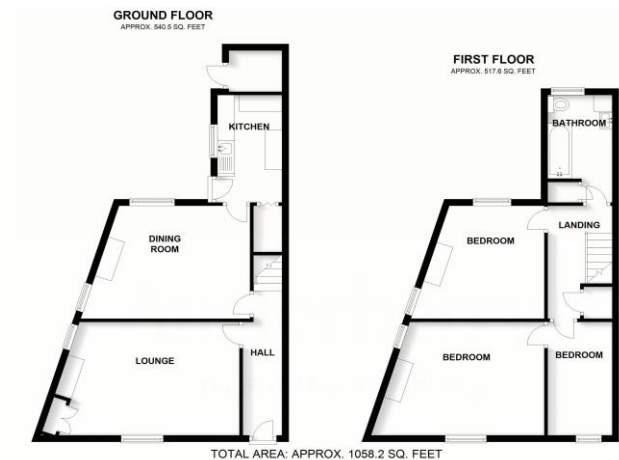
We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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