



Cresswell Road, Hanley, Stoke-On-Trent, ST1 3RT

Asking Price £47,000

Austerberry[™]
The Best Move You'll Make 

A PURPOSE BUILT GROUND FLOOR FLAT IN A GREAT LOCATION!

A compact and interesting ground floor flat which offers numerous opportunities either as a first purchase, a retirement property or even for parents with a son or daughter at a nearby Staffordshire University... but do please note that the clause in the lease prohibits the letting of this property!

The accommodation is largely open plan featuring a lounge/kitchen area, together with a bedroom and a separate shower room. There is UPVC double glazing, gas central heating and allocated parking to the rear.

Would you like to arrange an appointment for you to view? We will be delighted to show you round and there is no chain to slow down your purchase! To book an appointment please e-mail enquiries@austerberry.co.uk or telephone 01782 594595.

* Ground Floor Flat * Off Road Parking * No Chain! * UPVC Double Glazing * Gas Central Heating

* One Bedroom * Open Plan Kitchen And Living Area * Shower Room

LOCATION

From Leek Road (A52) and the junction with Bucknall Road turn left at the traffic lights onto Bucknall Road and continue up the hill taking the left hand turning into Ivy House Road and then the second turning on the right hand side into Cresswell Road and the property can be found on the left hand side, identified by our For Sale board.



OPEN PLAN LIVING AREA

17' 10" x 9' 4" (5.43m x 2.84m)

Fitted carpet. Double glazed front door. UPVC double glazed window with fitted venetian blind. Double radiator. Storage cupboard. Open doorway leading into the...

BEDROOM AREA

11' 5" x 9' 4" (3.48m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind.

KITCHEN AREA

Electric hob, under oven, circular stainless steel sink, work top, base unit, drawers and shelving. Low voltage spotlights.

SHOWER ROOM

7' 2" x 6' 1" max (2.18m x 1.85m)

White low level wc, pedestal wash basin and walk in shower. Radiator.

Extractor. Plumbing for concealed washing machine.

TENURE

We understand that the tenure of this property is leasehold with a 125 year term lease from 2006.

The seller currently pays a service charge of £125.20 per month which covers all amenities (Gas, Water and Electricity) and maintenance (window cleaning, general repairs, landscape/gardening, boiler service, boiler repairs and callouts) buildings insurance inc public liability plus other sundries.

The ground rent is £4.17 a month.



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	97	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL AREA: APPROX. 25.6 SQ. METRES (275.8 SQ. FEET)

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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