



Duke Street, Heron Cross, Stoke-On-Trent, ST4 3BJ

Asking Price £64,950

**Austerberry**<sup>™</sup>  
*The Best Move You'll Make* 

## LET AT PRESENT BUT TO BE SOLD WITH VACANT POSSESSION AT COMPLETION!

A very neat and tidy terraced type house which has obviously been well maintained and is very close to neighbourhood shops as well as access to the A50 at Heron Cross.

This house has the benefit of gas central heating from a combi boiler as well as a proper landing and a first floor bathroom with white suite. The kitchen is well fitted and has an integrated oven and hob and there is off street parking at the rear of the house.

To arrange an appointment to view please e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk) or telephone 01782 594595 and we will be delighted to make arrangements.

- \* Two Bedrooms \* Proper Landing \* Upstairs Bathroom With White Suite \* Combi Boiler
- \* Two Reception Rooms \* Fully Fitted Kitchen + Integrated Appliances
- \* Vacant Possession At Completion \* Good Location For Letting

## LOCATION

Leave Longton by the A50 in the direction of Bet365 and take the first exit. At the second roundabout take the third exit and at the traffic lights turn right into Duke Street and you will see this property almost immediately on the left hand side clearly identified by our For Sale board.



## GROUND FLOOR

### SITTING ROOM

11' 11" x 11' 5" (3.63m x 3.48m)

Fitted carpet. Radiator. UPVC double glazed front door. Elegant fireplace.

### LIVING ROOM

12' 8" x 11' 4" (3.86m x 3.45m)

Fitted carpet. Double radiator. Under stairs storage cupboard.

### KITCHEN

12' 0" x 5' 10" (3.65m x 1.78m)

Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine. Vaillant gas fired combi boiler for central heating and hot water.

## FIRST FLOOR

### PROPER LANDING

Fitted stair and landing carpets. Radiator.

### BEDROOM ONE

11' 10" x 11' 6" (3.60m x 3.50m)

Fitted carpet. Radiator. Walk in wardrobe/store.

### BEDROOM TWO

12' 8" x 8' 8" (3.86m x 2.64m)

Fitted carpet. Radiator.

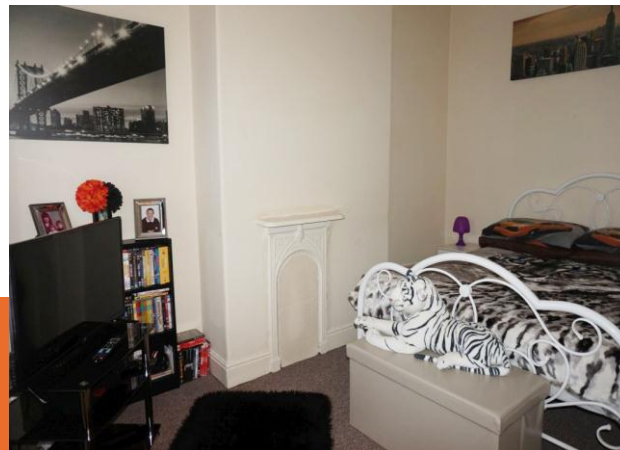
### IMPRESSIVE BATHROOM

10' 8" x 5' 9" (3.25m x 1.75m)

White suite consisting of a large shaped bath with shower fitting, pedestal wash basin and low level wc. Stainless steel centrally heated towel rail. Fitted roller blind. Low voltage spotlights.

### OUTSIDE

Rear yard.



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.

