

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



31 Sutherland Avenue, Dresden, Stoke-On-Trent, ST3 4EQ

£175,000

- Totally Modernised Accommodation
- Block Paved Drive
- GF Wet Room
- Conservatory
- Traditional Appearance
- Virtually South Facing Garden
- FF Shower Room
- Combi Boiler

TRADITIONAL APPEARANCE + TOTALLY MODERNISED ACCOMMODATION!

Only a short walk away from Longton's beautiful park you'll find Sutherland Avenue and this truly impressive traditional looking semi-detached house which has been brought up to date by a scheme of modernisation and improvement which includes a wet room downstairs and a shower room upstairs!

The kitchen is fully fitted to an exceptional standard and includes a complete range of integrated appliances and on the first floor there are two really decent-sized bedrooms. You'll find that the house has a double glazed conservatory and in addition to the virtually south facing fully landscaped back garden there's a block paved driveway at the front.

This house is at the head of the cul-de-sac and it really is in a great position conveniently close to local schools as well as Longton town centre, the A50 and of course longton park.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. UPVC double glazed window. Fitted mat. Stairs leading to the first floor. Modern radiator. Door leading into the...

LOUNGE

13'10 into bay x 10'10 (4.22m into bay x 3.30m)

Laminate flooring. UPVC double glazed bay window with fitted blinds. Modern radiator. Feature fireplace with living flame gas fire. Double doors lead into the...

SUPERB FULLY FITTED KITCHEN

12'1 to the units x 9'1 (3.68m to the units x 2.77m)

Beautiful tiled floor. The ultimate range of wall cupboards, base units and storage cupboards with a dark grey finish with a range of integrated appliances to include electric hob, cooker hood, under oven, microwave, dishwasher, fridge, freezer and wine cooler. Two UPVC double glazed windows with fitted blinds. Spotlights. Vertical gas central heating boiler. UPVC double glazed door leading into the...

CONSERVATORY

9'9 x 8'1 (2.97m x 2.46m)

Laminate flooring. UPVC double glazed windows. Tall grey radiator. Utility cupboard with space for washer and dryer.

WET ROOM/CLOAK ROOM WC

Tiled floor and walls. White suite featuring a low level wc, wash basin within a fitted unit and shower. UPVC double glazed window. Vertical centrally heated towel rail radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Modern radiator. Access to the loft.

BEDROOM ONE

11'1 x 10'5 + bay (3.38m x 3.18m + bay)

Laminate flooring. Modern radiator. UPVC double glazed bay window with fitted blind. Storage cupboard.

BEDROOM TWO

9'2 x 7'6 (2.79m x 2.29m)

Laminate flooring. Modern radiator. UPVC double glazed window with fitted blind.

SHOWER ROOM/WC

6'4 x 5'11 (1.93m x 1.80m)

Tiled walls. Vinyl flooring. Grey vertical radiator. Spotlights. White suite consisting of a low level wc, pedestal wash basin and walk in shower. UPVC double glazed window. Cupboard containing the gas combi boiler.

OUTSIDE

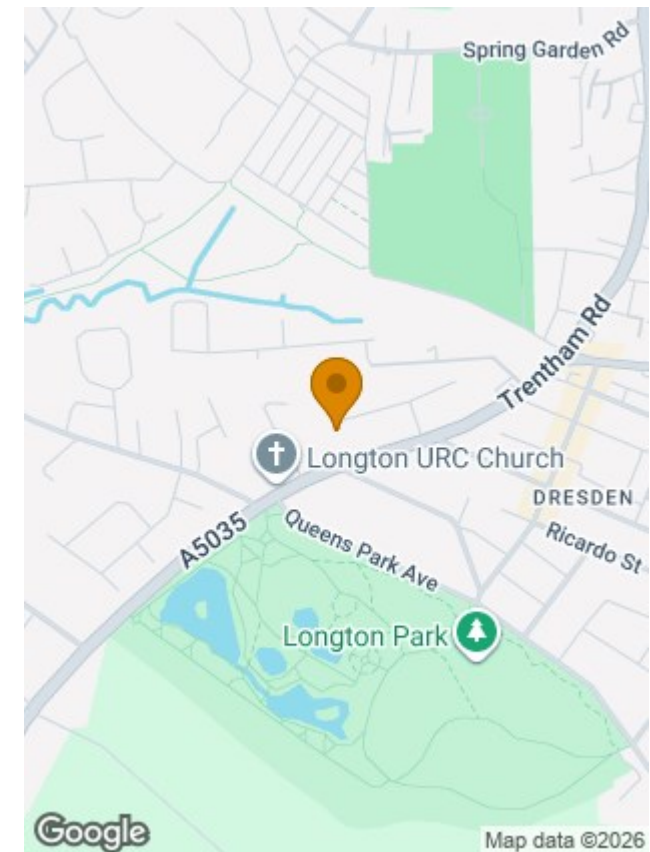
There's a landscaped, virtually South facing rear garden with a paved patio on two levels, partly covered raise decking (with space for your hot tub) as well as lawn and borders, large shed, smaller shed and an outside tap. There is also a brick and tile storage shed.

There is a gate from the rear garden to the front of the house where you will find a block paved driveway with steps leading up to the front door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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

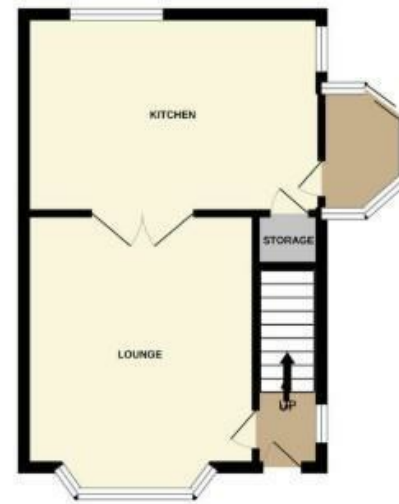
Council Tax Band - A



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.

GROUND FLOOR



1ST FLOOR



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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