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Estate Agents

Letting and Management Specialists

9 Nutbrook Avenue, Mount Pleasant, Fenton, Stoke-On-Trent, ST4 4LA

Asking Price

£195,000

- Beautifully Presented
- Fitted Kitchen With Dining Space
- White Bathroom Suite
- Attractive Rear Garden
- Three Bedrooms
- Conservatory
- Off Road Parking
- Garage

A beautifully presented and wonderfully welcoming three-bedroom semi-detached home, tucked away in the quiet and popular locality of Mount Pleasant, Fenton.

This is an honest, well-cared-for property offering comfortable and practical accommodation throughout. The fitted kitchen provides a good range of units, an integrated oven, hob and fridge freezer together with space for dining. A comfortable lounge features an attractive fireplace and leads through to the conservatory, creating an additional living space overlooking the rear garden.

Upstairs are three bedrooms and a modern, fully tiled bathroom, complete with a shower over the bath.

The property also benefits from an attached garage with light and power, which also houses the combination boiler and provides useful additional storage.

Outside is where this home really impresses. The beautifully landscaped frontage includes a paved driveway providing off-road parking for up to three cars, while the attractive rear garden features an Indian stone patio, lawn and raised decked seating area – a fantastic space for relaxing, entertaining and enjoying the warmer months.

A lovely home in a peaceful setting, with excellent outside space and plenty to offer its next owners. Available to view now – contact Austerberry today to arrange your appointment.

GROUND FLOOR

ENTRANCE HALL
Double glazed composite front door. UPVC double glazed window. Fitted carpet. Radiator. Under stairs cupboard. Stairs to the first floor.

KITCHEN
11'0 x 9'08 (3.35m x 2.95m)
Range of fitted wall cupboards and base units with an integrated electric oven, gas hob and fridge freezer. Plumbing for washing machine. Tiled splashback. Tiled flooring. UPVC double glazed window. UPVC external door. Space for dining table and chairs.

LOUNGE
14'10 x 9'11 (4.52m x 3.02m)
Fitted carpet. Radiator. Feature fireplace with living flame gas fire. UPVC double glazed window to the front and UPVC double glazed sliding doors into the...

CONSERVATORY
10'0 x 7'09 (3.05m x 2.36m)
Wood effect vinyl flooring. UPVC double glazed windows and patio doors. Perspex roof.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
11'01 x 7'10 (3.38m x 2.39m)
Fitted carpet. UPVC double glazed window. Radiator. Fitted wardrobes with dressing table.

BEDROOM TWO
10'0 x 8'06 (3.05m x 2.59m)
Fitted carpet. UPVC double glazed window. Radiator. Dado rail.

BEDROOM THREE
6'08 x 5'11 (2.03m x 1.80m)
Fitted carpet. UPVC double glazed window. Radiator. Dado rail.

BATHROOM
7'0 x 5'05 (2.13m x 1.65m)
Modern white suite with power shower over the bath, wc and pedestal wash basin. Tiled floor and walls. Heated towel rail radiator. Spotlights.

OUTSIDE
At the front of the property there is a paved driveway suitable for three cars along with mature planted beds and an Indian stone path.

To the rear there is an enclosed landscaped garden with an Indian stone paved patio and water feature, raised decked seating area, lawn and mature shrubs.

ATTACHED GARAGE
Light & power. Gas combi boiler.

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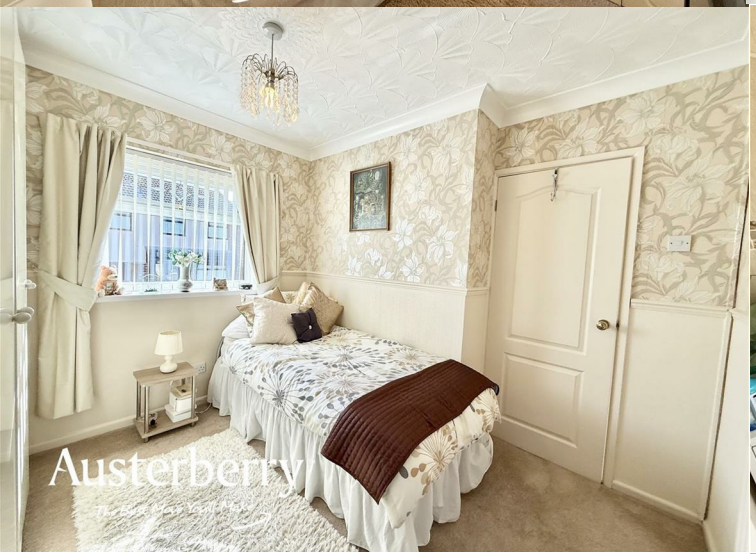
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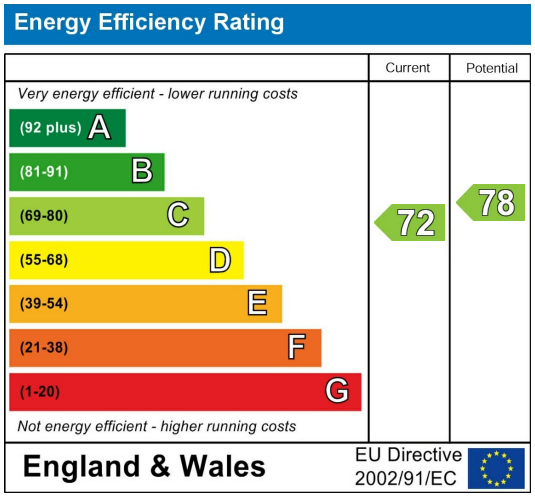
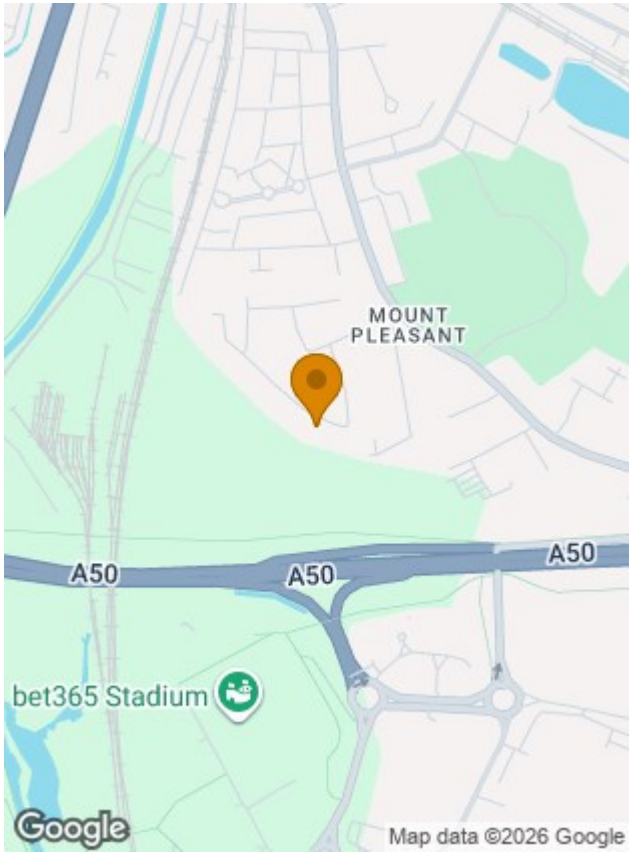

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
78
England & Wales
EU Directive 2002/91/EC


MOUNT PLEASANT
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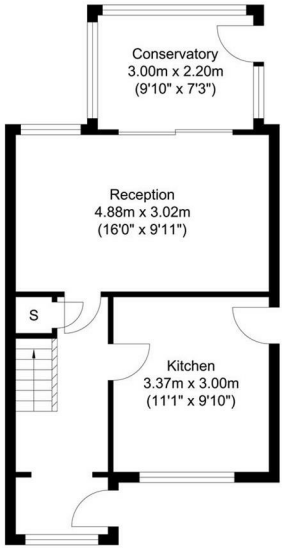
MATERIAL INFORMATION

Tenure - Freehold

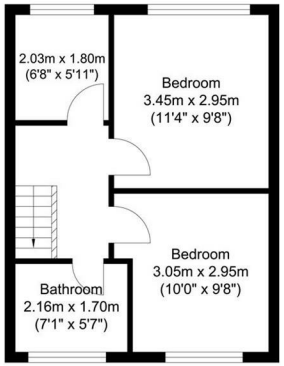
Council Tax Band - B

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



First 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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