



Youlgreave Avenue
Berryhill



Offers Over £120,000



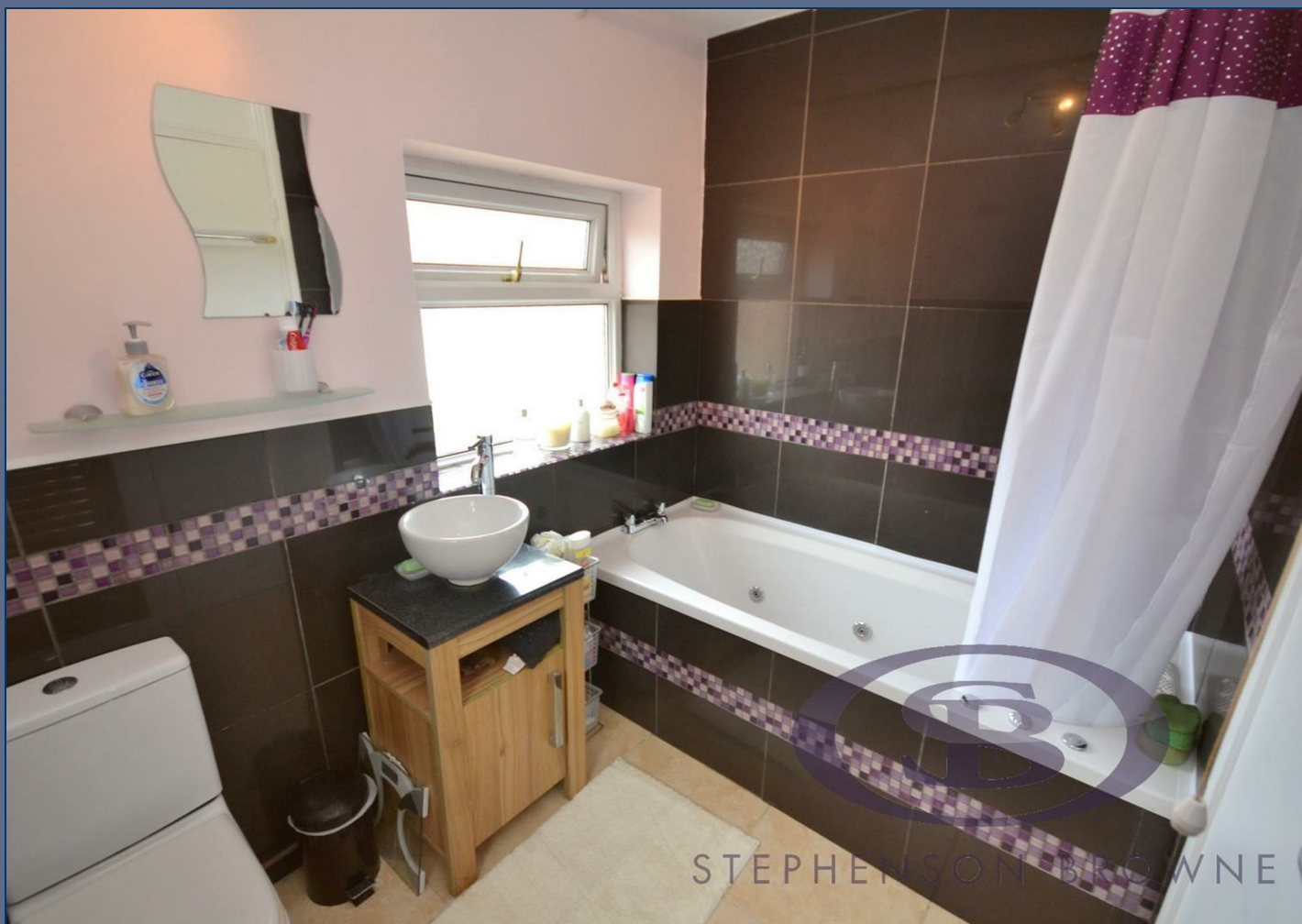
56 Merrial Street
Newcastle under Lyme
ST5 2AW
01782 625734



42 Youlgreave Avenue
Berryhill
ST2 9LF

Two bedroom semi-detached property, offering generous room sizes throughout and therefore offering potential to easily adapt to a three bedroomed property to accommodate a larger family. The property occupies a quiet position in Berryhill, well positioned for easy access to Hanley and Longton town centres as well as all major commuter links around the city of Stoke on Trent. The property offers first time buyers a fantastic opportunity to get onto the property ladder or would make a great addition to any buy to let portfolio. The property continues to impress with uPVC double glazing, gas central heating, low maintenance imprinted concrete driveway leading to a detached single garage and carport and access to the larger than average rear garden with large paved seating areas and artificial lawn – again allowing for easy maintenance.

Offers Over £120,000



Ground Floor

Entrance Lobby

Lounge 14'6" x 12'5" (4.427m x 3.793m)

Kitchen 8'11" x 10'1" (2.728m x 3.0778m)

First Floor

Landing

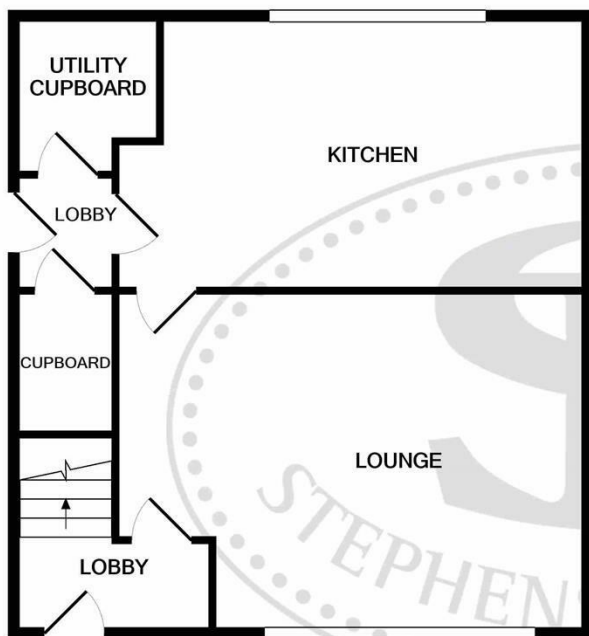
Bedroom One 11'2" x 16'1" (3.420m x 4.922m)

Bedroom Two 10'6" x 11'9" (3.220m x 3.585m)

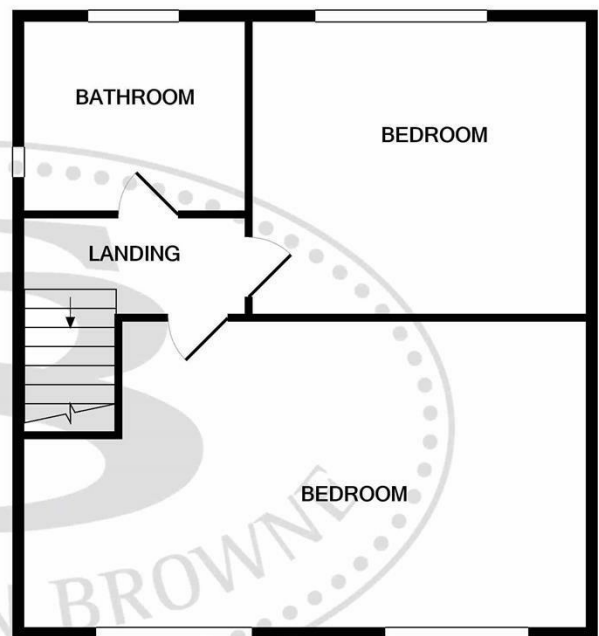
Bathroom 5'6" x 7'9" (1.697m x 2.364m)

Externally





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

Stephenson Browne Estate Agents

Newcastle
56 Merrial Street, Newcastle under Lyme
Staffordshire, ST5 2AJ
Tel: 01782 625734

Sandbach
38 High Street, Sandbach
Cheshire, CW11 1AN
Tel: 01270 763200

Alsager
13 Crewe Road, Alsager
Stoke on Trent, ST7 2EW
Tel: 01270 883130

NOT TO SCALE These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors.