

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Waterdale Grove, Weston Park, Stoke-On-Trent, ST3 5TX

£140,000

- Watch Our Online Video Tour!
  - Two Bedrooms
  - Double Glazed Conservatory
  - No Chain!
- Reconfigured Accommodation
  - Open Plan Living Area
  - Wet Room
  - Long Drive And Garage

## A VERY SPECIAL BUNGALOW!

Not at all what you expect... and a semi-detached bungalow which offers completely reconfigured accommodation which works very well indeed!

Now offering two bedrooms together with an open plan living area incorporating kitchen and lounge together with a separate UPVC double glazed conservatory and a wet room.

The bungalow stands on a level plot, has a long driveway to the side, a detached garage to the rear and additional parking space. The bungalow benefits from UPVC double glazing throughout as well as gas central heating from a combi boiler... and it is being sold with no onward chain to slow down your purchase.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



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## OPEN PLAN LIVING AREA

14'9 x 14'9 max (4.50m x 4.50m max)

Consisting of...

## KITCHEN AREA

UPVC double glazed external door and window with fitted roller blind. Range of wall cupboards and base units with a pale timber effect finish. Plumbing for washing machine. Tiled floor.

## DINING/LOUNGE AREA

Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

## CONSERVATORY

12'0 x 9'1 (3.66m x 2.77m)

Fitted carpet. Three radiators. UPVC double glazed windows with fitted vertical blinds. Feature fireplace. Relatively new roof that provides warmth in the Winter and cool in the Summer.

## BEDROOM ONE

10'3 to face of wardrobes x 7'10 (3.12m to face of wardrobes x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Built in wardrobes.

## BEDROOM TWO

9'6 x 6'6 (2.90m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.

## WET ROOM

6'5 x 6'4 (1.96m x 1.93m)

White pedestal wash basin, low level wc and shower. Radiator. UPVC double glazed window. Storage cupboard (that still has the blue protective covering on it from new) houses the central heating boiler.

## OUTSIDE

There is a small rear garden and an additional block paved patio/vehicle parking area to the rear of the conservatory and a low maintenance garden to the front of the bungalow.

There is a long driveway to the side of the bungalow with double gates and which leads to the...

## DETACHED GARAGE

17'7 x 11'10 internal measurements (5.36m x 3.61m internal measurements)

Up and over door. Light and power.



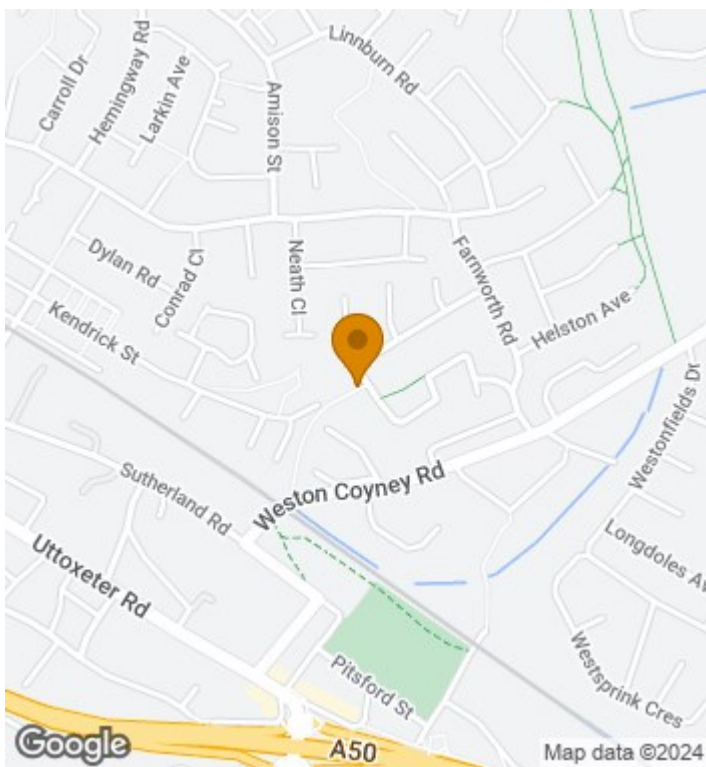


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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