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Estate Agents

the best move you'll make

Letting and Management Specialists



Grafton Cookshill, Caverswall, Stoke-On-Trent, ST11 9EQ

£220,000

- Extended Bungalow
- Semi-Rural Village Location
- Separate Dining Area
- Off Road Parking
- Three Double Bedrooms
- Spacious Lounge
- Bathroom With Bath AND Shower
- Large Rear Garden

Grafton is an extended three-bedroom bungalow situated in the charming semi-rural village of Caverswall.

As you arrive at Grafton, you'll be immediately impressed by its attractive frontage and garden. The property is set back from the road, providing a sense of privacy. The large driveway offers ample parking space, leading to a substantial garage, perfect for additional storage or a workshop.

Grafton boasts three generously sized double bedrooms. The master bedroom is particularly spacious, with ample wardrobe space and a large window that provides lovely views of the garden. The additional bedrooms are perfect for family members, guests, or a home office. The property features a modern family bathroom, complete with high-quality fixtures and fittings. Additionally, there is a convenient utility room that offers extra storage and laundry facilities.

Don't miss the opportunity to make Grafton your new home. This extended three-bedroom bungalow with a large garage in the picturesque village of Caverswall is a rare find.

For more information call or e-mail us.



ENTRANCE PORCH

19'1 x 5'1 (5.82m x 1.55m)

Tiled floor. UPVC double glazed front door. Plumbing for washing machine. Door into the...

KITCHEN

8'10 x 7'11 (2.69m x 2.41m)

Wood flooring. UPVC double glazed window to the front of the room and a timber window to the side. Combi boiler. Range of white wall cupboards and base units.

LIVING ROOM

18'0 x 11'9 (5.49m x 3.58m)

Radiator. UPVC double glazed window. Open archway into the...

DINING AREA

9'3 x 6'6 (2.82m x 1.98m)

Radiator.

HALLWAY

Fitted carpet. Radiator.

BEDROOM ONE

11'10 x 9'5 (3.61m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'2 x 8'4 (3.10m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'5 x 7'11 (3.48m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

Laminate flooring. UPVC double glazed window. White suite with panelled bath, pedestal wash basin, wc and a separate shower compartment.

COVERED LEAN TO

Additional storage space.

OUTSIDE

To the rear there is an enclosed garden with lawn and there is a lawn and tarmac driveway to the front of the house leading to the....

LARGE GARAGE

33'4 c 9'6 (10.16m c 2.90m)

Light and power. Electric up and over door. UPVC double glazed door and window.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

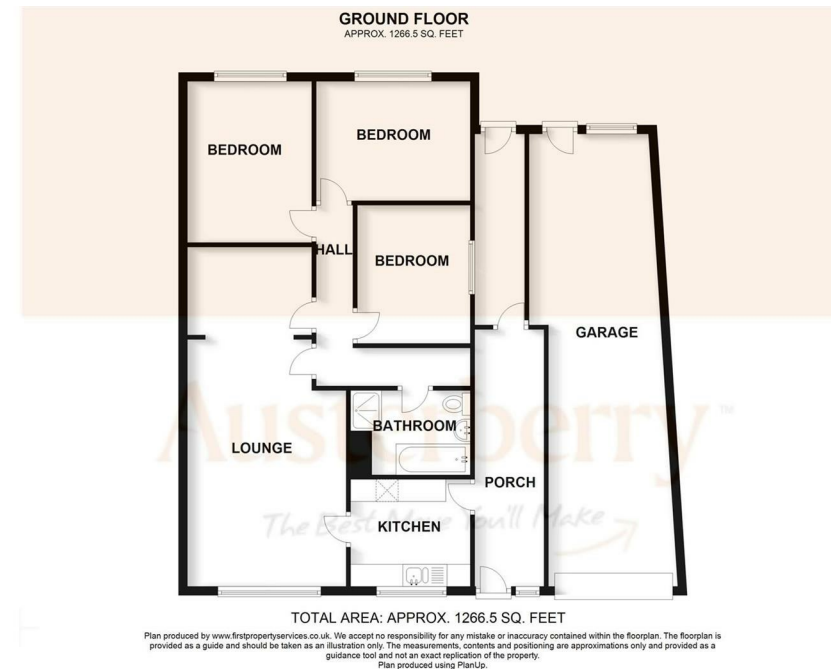
Tenure - Freehold

Council Tax Band - C



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

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