

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Golborn Avenue, Meir Heath, Stoke-On-Trent, ST3 7JQ

£190,000



- Watch Our Online Video Tour!
- A Detached Bungalow
- Two Bedrooms
- Level Plot
- UPVC Double Glazing
- Combi Boiler
- Garage
- No Chain!

## A DETACHED BUNGALOW IN A PRIME MEIR HEATH SPOT!

We are delighted to present for sale this spacious detached bungalow which is now in need of some modernisation and refurbishment in order to make it a comfortable home.

The property already benefits from UPVC double glazed windows throughout and gas central heating. Importantly, it is positioned on a level plot providing great access and practicality and there are also far reaching views which are apparent from the front of the bungalow!

There are local shops nearby and Grindley Lane and Hilderstone Road are only a short distance away providing fantastic commuter links.

The bungalow is offered for sale with no onward chain and we would be delighted to make arrangements to show you around!

See our online virtual tour and for more information call or e-mail us.



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## ENTRANCE PORCH

UPVC double glazed front door and window. Tiled floor. UPVC double glazed door into the garage. UPVC double glazed internal front door.

## ENTRANCE HALL

Fitted carpet. Radiator.

## KITCHEN

12'11 max, 8'11 min x 8'10 x 5'7 min (3.94m max, 2.72m min x 2.69m x 1.70m min)

Two UPVC double glazed windows. UPVC double glazed rear door. Vinyl flooring. Radiator. Part tiled walls. Various wall cupboards and base units. Store cupboard housing the hot water cylinder. Wall mounted gas boiler.

## LOUNGE

16'11 max x 10'4 max (5.16m max x 3.15m max)

Two UPVC double glazed windows. Fitted carpet. Radiator.

## REAR HALL

Fitted carpet. Access to the loft.

## BEDROOM ONE

11'11 max x 9'0 to face of wardrobes (3.63m max x 2.74m to face of wardrobes)

Fitted carpet. Radiator. UVC double glazed window. Fitted wardrobe.

## BEDROOM TWO

10'1 x 8'9 (3.07m x 2.67m)

Fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

6'6 x 5'6 (1.98m x 1.68m)

Vinyl flooring. Tiled walls. UPVC double glazed window. Shower unit with electric shower, pedestal wash basin and wc.

## OUTSIDE

There is a driveway and a small lawn to the front to the property and an enclosed garden with lawn, small patio area and shed to the rear.

## GARAGE

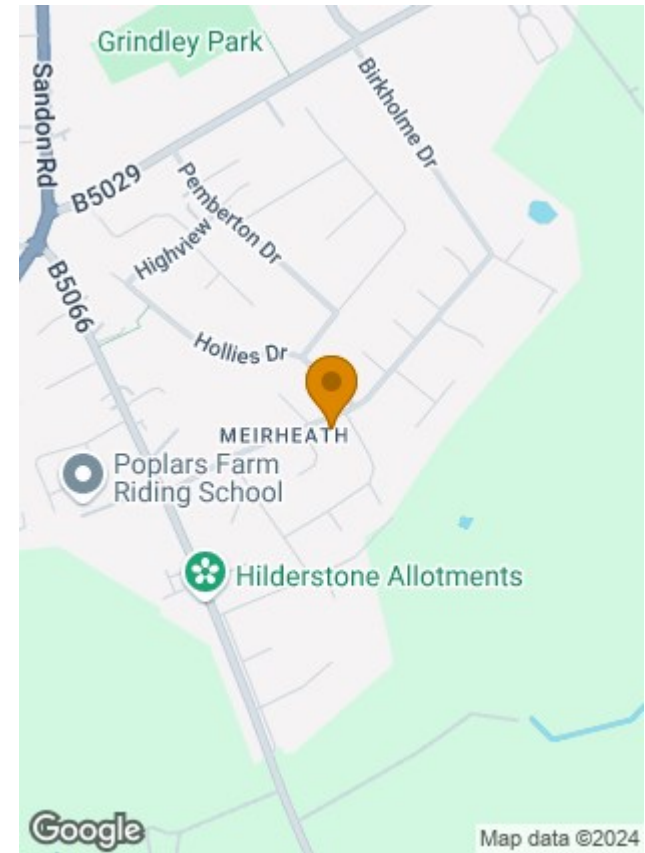
Up and over door. Consumer unit.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	





## MATERIAL INFORMATION

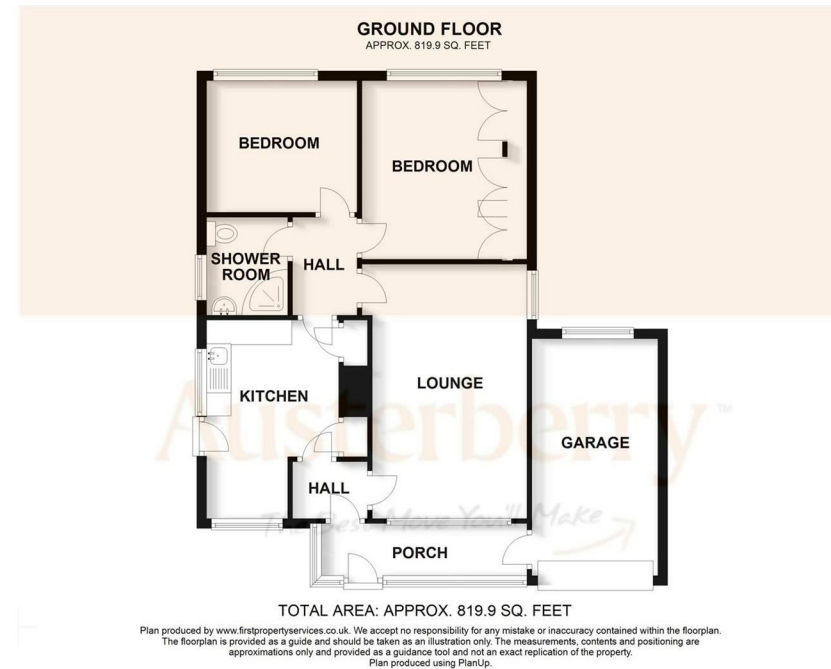
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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