

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1A- Ricardo Street, Dresden, Stoke-On-Trent, ST3 4EW

£175,000

- Detached Bungalow
- Two Bedrooms
- Integrated Oven And Hob.
- Conservatory
- Detached Brick Garage
- Paved Driveway And Rear
- Short Walking Distance To Local Amenities
- No Onward Chain

You will have to search far and wide to find a bungalow with so many features offered for sale at such an attractive price!

This detached bungalow positioned at the end of Ricardo Street is ready for immediate occupation and has the benefit of two bedrooms, a contemporary kitchen and bathroom, a comfortable living room and even a cosy conservatory at the back!

Gas central heating is provided thanks to a combi boiler and of course there is UVPC double glazed windows throughout. There is a useful detached brick garage at the back and plenty of off road parking for multiple vehicles thanks to the block paved driveway.

Local amenities are only walking distance away as is the well regarded Longton Park, offering a beautiful place to go for your daily walk.

This bungalow is offered for sale with no onward chain!

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



ENTRANCE HALL

UPVC Double Glazed door. Fitted Carpet. Radiator.

SHOWER ROOM

7'07 x 5'05 (2.31m x 1.65m)

UPVC Double glazed window. Vinyl floor. Radiator. Shower with cubicle. Wash basin with vanity unit. W/C

FIRST FLOOR

BEDROOM ONE

11'04 x 9'10 (3.45m x 3.00m)

UPVC Double glazed window. Fitted carpet. Radiator

BEDROOM TWO

9'10 x 9'09 (3.00m x 2.97m)

UPVC Double glazed window. Fitted Carpet. Radiator.

WALK IN STORE CUPBOARD

7'07 x 3'01 (2.31m x 0.94m)

UPVC Double glazed window. Fitted Carpet. Radiator

LIVING ROOM

12'08 max x 10'09 max (3.86m max x 3.28m max)

UPVC Double glazed window and door in to conservatory. Fitted Carpet. Radiator. Wall mounted electric fire.

CONSERVATORY

8'11 x 8'01 (2.72m x 2.46m)

UPVC Double glazed windows. UPVC Double glazed door out into garden. Laminate floor. Radiator. Vertical blinds.

KITCHEN

9'03 max x 9'09 max (2.82m max x 2.97m max)

UPVC Double glazed back door. UPVC Double glazed window. Vinyl Floor. Radiator. Wall and base units. Integrated gas oven and hob. Baxi combi boiler. Part tiled walls.

OUTSIDE

FRONT

Block paved driveway for multiple vehicles.

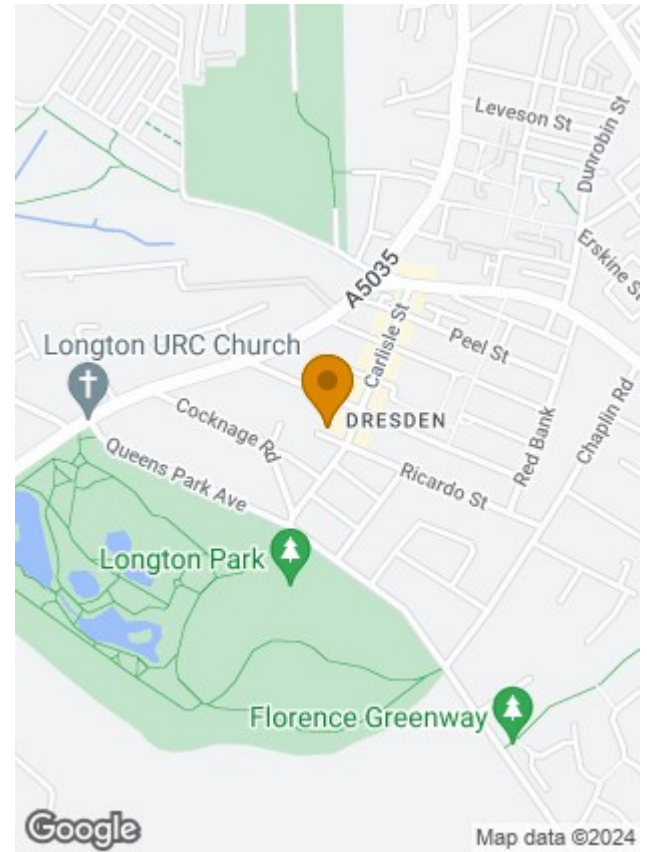
REAR

Manageable, low maintenance garden. Detached Brick garage with power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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 - 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.

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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