

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Turnberry Drive, Trentham, Stoke-On-Trent, ST4 8EZ

£215,000

- Watch Our Online Video Tour!
- Desirable Trentham Location
 - Brick Garage
 - Modern Bathroom
- Two Bedrooms
- Gas Central Heating & UPVC Double Glazing
 - Fitted Kitchen With Oven And Hob
 - No Chain

A SEMI-DETACHED BUNGALOW IN TRENTHAM!

Just off New Inn Lane and literally within walking distance of neighbourhood shops and facilities both in Hanford and in Trentham itself. This bungalow is for sale with no onward chain and has undergone a comprehensive refurbishment project.

A long paved driveway leads to the detached garage and within the property you will see UPVC double glazing, gas central heating from a combi boiler. The accommodation features a new fitted kitchen with integrated appliances, brand new bathroom and two sensibly proportioned bedrooms. All you need to do is bring your furniture!

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



ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpet. Double radiator. Storage/coat cupboard.

KITCHEN

9'5" x 7'9" + recess (2.87 x 2.36 + recess)

Range of white wall cupboards and base units together with integrated gas hob, cooker hood and under oven. Part tiled walls. Radiator. Plumbing for washing machine. UPVC double glazed external door with fitted roller blind. UPVC double glazed window with fitted vertical blinds. Storage cupboard.

LOUNGE

17'0" x 10'9" (5.18 x 3.28)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace and coal effect gas fire with back boiler for central heating.

INNER HALL

Fitted carpet.

BEDROOM ONE

13'4" x 9'9" (4.06 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'4" x 9'9" (3.15 x 2.97)

Fitted carpet. Radiator. UPVC double glazed window.

SHOWER ROOM

7'11" x 5'11" (2.41 x 1.80)

Tile effect vinyl flooring. Tiled walls. White suite consisting of low level wc, pedestal wash basin and large walk in shower. Radiator. UPVC double glazed window with fitted vertical blinds. Large airing cupboard with insulated hot water cylinder. Access to the loft.

OUTSIDE

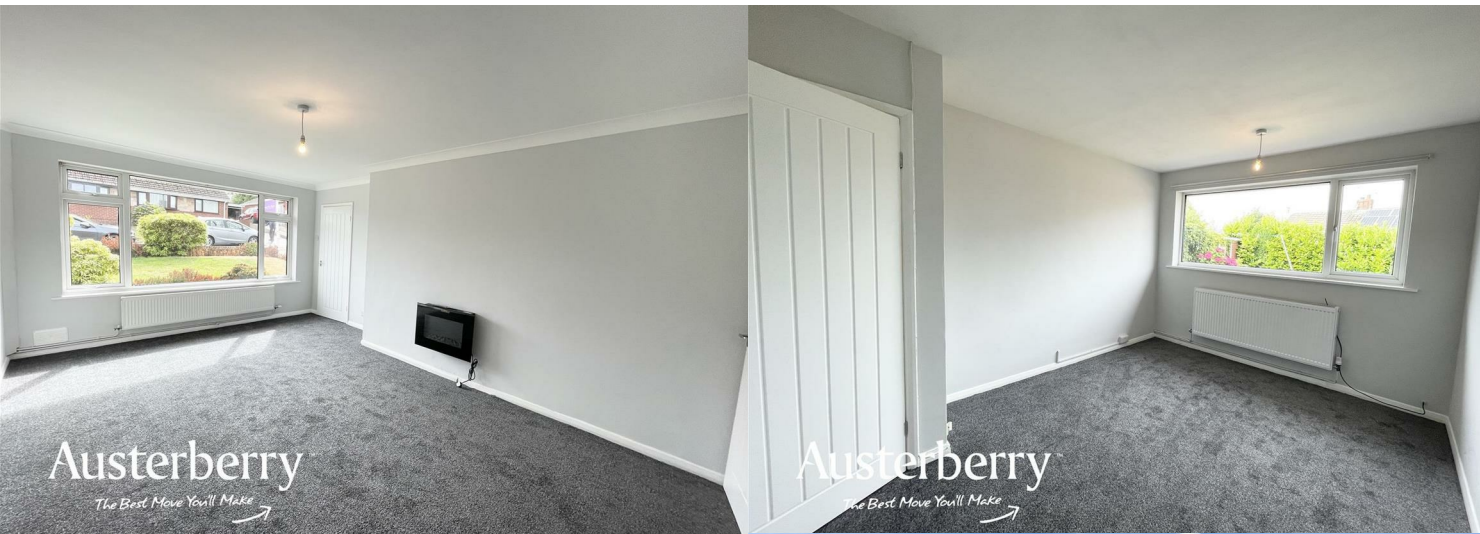
The low maintenance rear garden features paving and specimen shrubs with an archway feature. There is also external lighting.

The bungalow is set back from the road behind a low brick wall and a neat front garden with lawn and borders.

A long paved driveway with an outside tap leads to the...

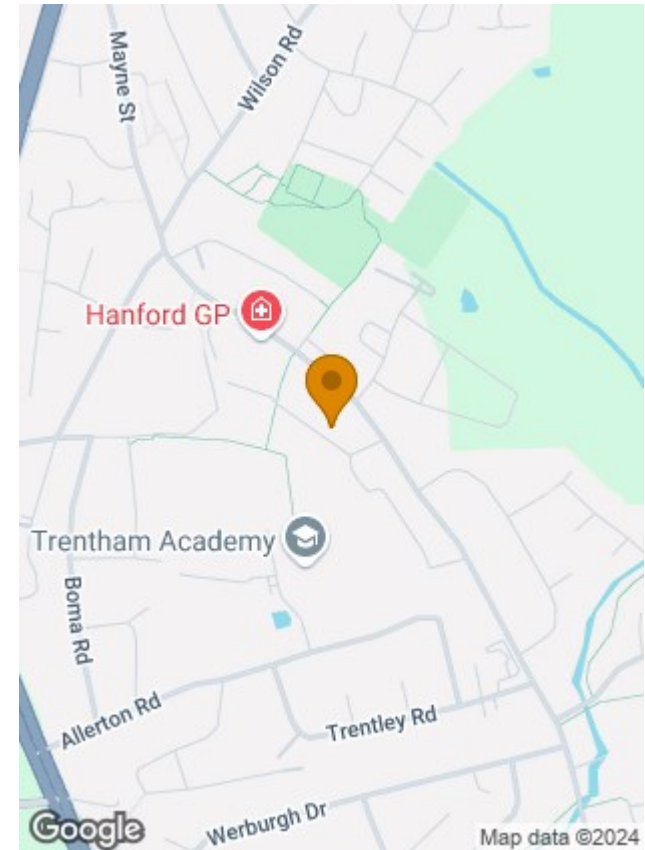
DETACHED BRICK SINGLE GARAGE

Up and over door. UPVC double glazed window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



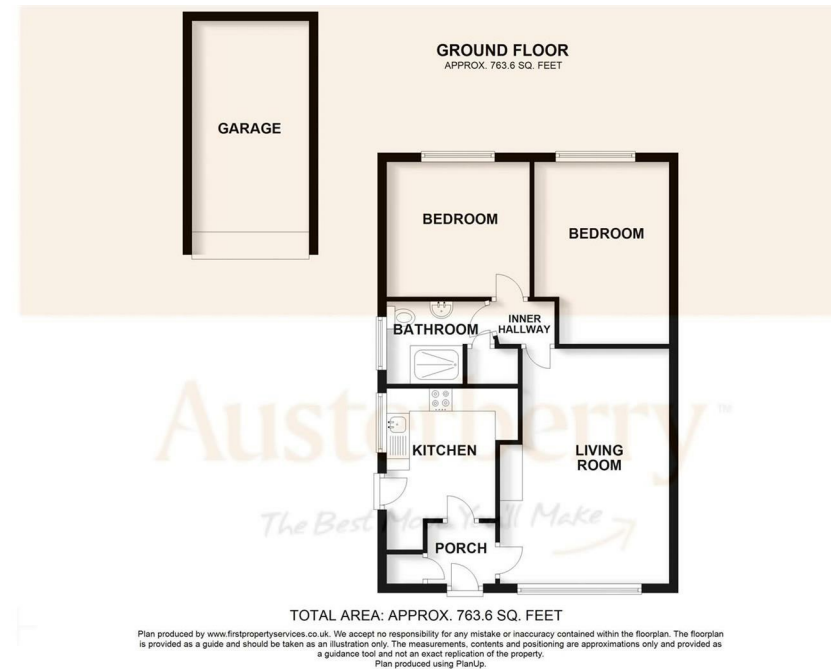
MATERIAL INFORMATION

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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