

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 June Road, Fenpark, Stoke-On-Trent, ST4 3RL

£140,000

- Watch Our Online Video Tour!
 - Two Bedrooms
 - Carport
 - Low Maintenance Gardens
- A Semi-Detached Bungalow
 - Conservatory
 - Combi Boiler
 - No Chain!

Already with the benefit of gas central heating from a combi boiler, UPVC double glazing, a conservatory and a carport... but a semi-detached bungalow that will benefit from general updating.

This property is in a popular position on Fenpark, has two bedrooms and is being sold chain free!

This really is your opportunity to purchase a property with great potential!

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door with security grill. Laminate flooring. Radiator. Airing cupboard containing the gas combi boiler. Access to the loft.

KITCHEN

10'1" x 7'1" (3.07 x 2.16)

Laminate flooring. Wall cupboards, base units and worktops with integrated gas hob, cooker hood and eye level double oven. Part tiled walls. UPVC double glazed window with fitted vertical blinds.

LOUNGE

5'1" x 10'3" (1.55 x 3.12)

Laminate flooring. Radiator. UPVC double glazed bow window with fitted vertical blinds. Timber fireplace surround and gas fire.

BEDROOM ONE

Laminate flooring. Radiator. UPVC double glazed window. Range of fitted wardrobes, fitted drawers and a wardrobe.

BEDROOM TWO

8'5" x 7'1" (2.57 x 2.16)

Laminate flooring. Radiator. UPVC double glazed double doors leading into the,,,

CONSERVATORY

14'6" x 6'8" (4.42 x 2.03)

Tiled floor. UPVC double glazed windows with fitted vertical blinds and UPVC double glazed door with security grill leading into the garden.

SHOWER ROOM

6'1" x 5'6" (1.85 x 1.68)

Tiled floor and walls. White low level wc, wash basin in fitted unit and walk in corner shower. UPVC double glazed window with security grill. Radiator.

OUTSIDE

There is a low maintenance front garden behind a low brick wall and a block paved driveway with two sets of wrought iron gates leads to the CARPORT... and offers plenty of parking space.

The fully enclosed rear garden is landscaped for low maintenance and features a block paved patio and a substantial shed.

There are solar panels to the roof of this property.





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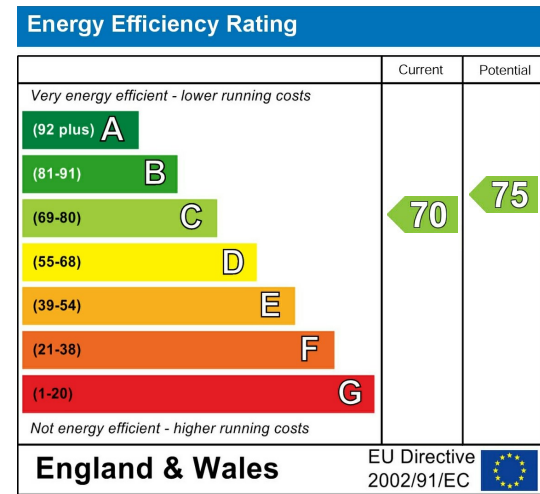
MATERIAL INFORMATION

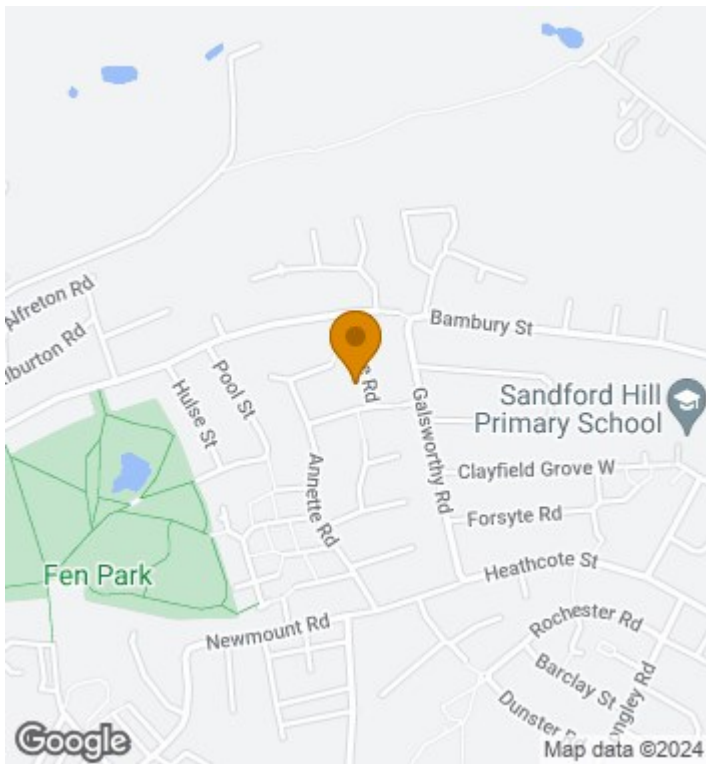
Tenure - Freehold

Council Tax Band - B



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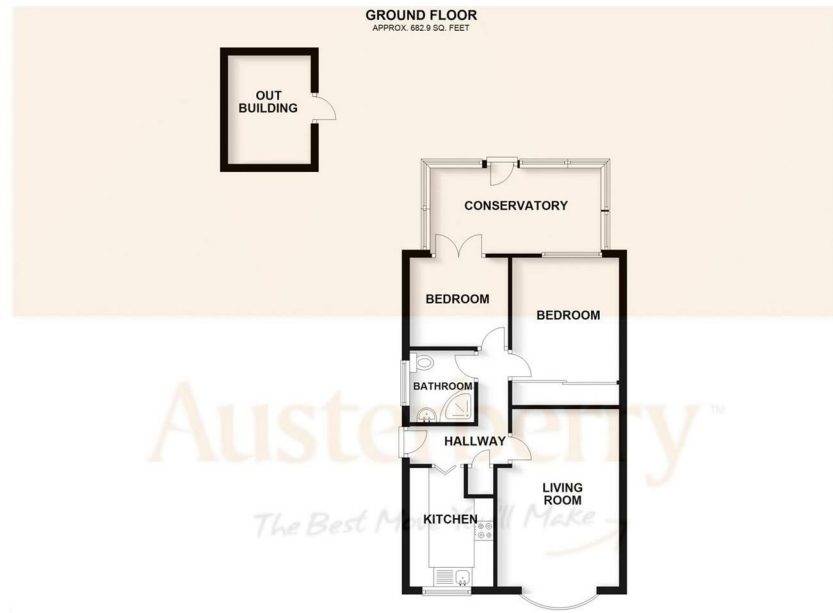


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PLEASE NOTE

- * 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.



TOTAL AREA: APPROX. 682.9 SQ. FEET
Plan produced by www.firstproper/services.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
 Plan produced using PlanUp.

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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