

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



22 Golborn Avenue, Meir Heath, Stoke-On-Trent, ST3 7LT

£225,000

- Watch Our Online Video Tour!
- Impressive Rear Extension
  - Shower Room
  - Garage
- Unique Extended Bungalow
  - Two Bedrooms
  - Block Paved Driveway
  - Rural Views

A rare and unique extended bungalow in a prime Meir Heath location!

In my experience, many bungalows are often criticised for being too small. There is no such problem with this bungalow in Golborn Avenue thanks to the impressive extension at the rear providing flexible accommodation.

The property currently provides a cosy living room, one regular sized bedroom and one huge split-level bedroom offering plenty of dressing space. There is also a practical shower room and a functional kitchen with space to dine at the back. The previous occupant previously operated the extension as a full width living room and this could easily be reverted at little expense and effort.

At the front of the property, you are greeted by the stylish block paved driveway as well as the low maintenance front garden.

The south-east facing rear garden is simply stunning and the raised decking area provides extensive rural views. There is also a useful garage providing ample storage.

Bungalows like this really don't come about too often!

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



## ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Loft access with Baxi combi boiler in the loft.

## LIVING ROOM

13'11 max x 11'10 max (4.24m max x 3.61m max)

UPVC double glazed window. Fitted carpet. Radiator. Electric fire.

## BEDROOM ONE

20'11 max x 12'10 max 6'06 min (6.38m max x 3.91m max 1.98m min)

UPVC double glazed window. Fitted carpet. Radiator. Split level bedroom into dressing area

## BEDROOM TWO

11'04 x 7'10 (3.45m x 2.39m)

UPVC double glazed window. Fitted carpet. Radiator

## SHOWER ROOM

UPVC double glazed window. Tiled floor. Tiled walls. Radiator. Shower compartment. W/C and wash basin with vanity unit.

## KITCHEN

11'01 x 7'10 (3.38m x 2.39m)

UPVC double glazed window. Vinyl floor. Radiator. Range of base units and wall cupboards. with integrated electric oven, hob and fridge.

## DINING AREA

10'0 x 9'02 (3.05m x 2.79m)

UPVC double glazed window. Composite rear door. Vinyl floor. Radiator

## OUTSIDE

To the front of the property there is a block paved driveway with decorative slate front garden. Access to the garage approximately 2.04 x 8'0

To the rear there is a raised decking area with far reaching views and lawn and graveled area which are south east facing.





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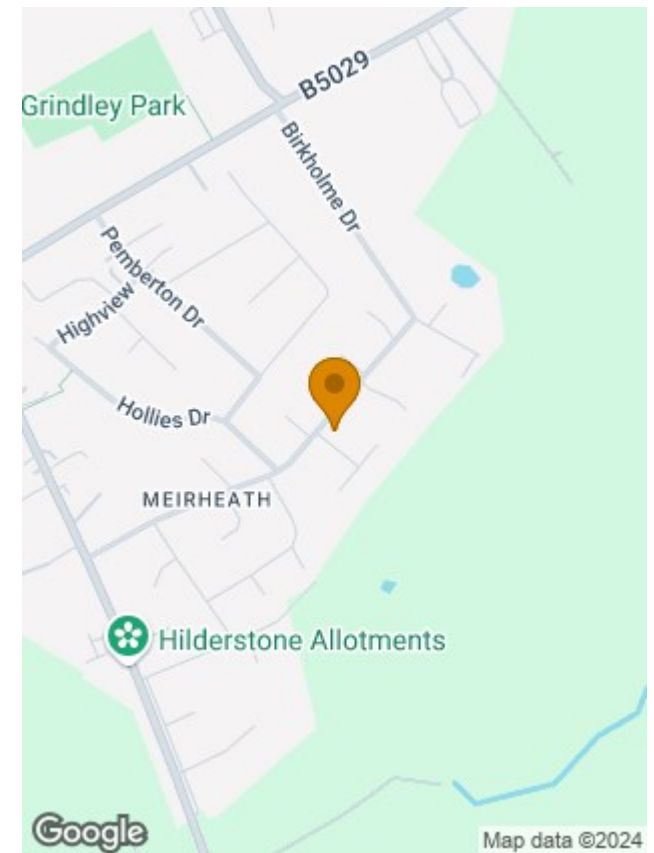


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## 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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