

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



52 Hulse Street, Fenton, Stoke-On-Trent, ST4 2PD

£125,000

- Watch Our Online Video Tour!
- Combi Boiler For Central Heating
 - Block Paved Drive
 - Shower Room
- Good Appearance And Presentation
 - UPVC Double Glazing
 - Detached Garage
 - Low Maintenance Gardens

Good appearance, no chain and one double bedroom.

Well presented, well equipped and this attractive semi-detached bungalow is being sold with no onward chain.

This property has gas central heating from a combi boiler as well as UPVC double glazing throughout, a bedroom well equipped with fitted wardrobes and a shower room with a room width shower.

You will also be pleased to see that the bungalow has low maintenance gardens... with artificial lawn to the front and block paving to the rear together with a detached garage and a greenhouse.

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



ENTRANCE HALL

UPVC double glazed front door. Laminate look vinyl flooring. Double radiator. Airing cupboard containing the Worcester gas combi boiler and with shelving. Access to the loft where there is adequate storage space

LOUNGE

15 x 9'4 front (4.57m x 2.84m front)
UPVC double glazed window with fitted vertical blinds. Fitted carpet. Radiator. Feature fireplace with living flame effect electric fire.

KITCHEN

12'1 x 5'1 front (3.68m x 1.55m front)
Tiled floor. Part tiled walls. Range of wall cupboards and base units with an off white finish. Radiator. UPVC double glazed window with fitted vertical blinds and roller blind.

BEDROOM

12'5 x 8'6 max (3.78m x 2.59m max)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Excellent range of fitted wardrobes and dressing table.

SHOWER ROOM

7' x 5'9 rear (2.13m x 1.75m rear)
Tiled floor and part tiled walls. Wash basin. W/C. Room width walk in shower. Radiator. UPVC double glazed window with fitted roller blind.

OUTSIDE

To the rear of the property is a low maintenance mainly block paved garden with a greenhouse.
There is a walled front garden with an artificial grass lawn and double gates leading into a long block paved driveway and to the double glazed window.

GARAGE

Up and over door. UPVC double glazed window.





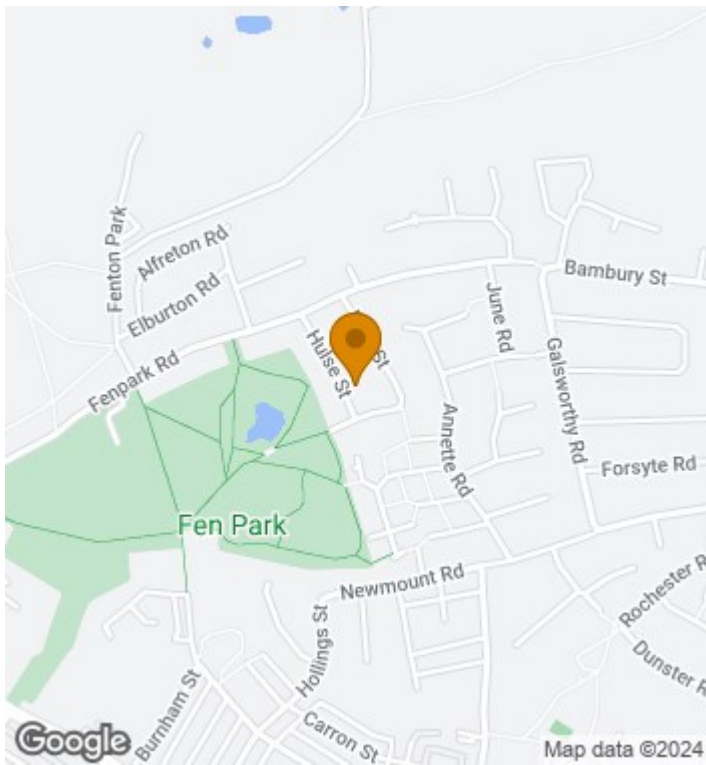
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	65	
(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	



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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