

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Denton Grove, Meir Hay, Stoke-On-Trent, ST3 5TW

£147,500

- Watch Our Online Video Tour!
- Two Bedrooms
- Plenty Of Parking Space
- Shower Room
- Freshly Decorated Bungalow
- Garage
- UPVC Double Glazing & Gas Central Heating
- No Chain!

A SEMI-DETACHED BUNGALOW WITH TWO BEDROOMS!

Freshly decorated and being sold with no onward chain but a semi-detached bungalow which still offers you considerable scope for improvement.

The property has plenty of parking space at the front in addition to a long driveway and a detached garage whilst internally you'll find UPVC double glazing and gas central heating.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Airing cupboard with insulated hot water cylinder and shelf. Access to the loft.

KITCHEN

13'6 x 5'1 (4.11m x 1.55m)

Range of white wall cupboards and base units together with integrated electric hob and double eye level oven. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window with fitted vertical blinds. Concealed Glow Worm gas central heating boiler. Radiator.

LOUNGE

12'5 x 11'4 (3.78m x 3.45m)

Laminate flooring. UPVC double glazed bow window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

BEDROOM ONE

10'8 x 9'9 (3.25m x 2.97m)

Laminate flooring. UPVC double glazed window. Radiator.

BEDROOM TWO

9'7 x 6'11 (2.92m x 2.11m)

Laminate flooring. UPVC double glazed window. Radiator.

SHOWER ROOM

7'2 x 5'5 (2.18m x 1.65m)

Tiled floor and walls. Decorated low level wc and pedestal wash basin and walk in shower. Radiator. Spotlights. Extractor.

OUTSIDE

There is a small rear garden with paved area, lawn, shrubs and greenhouse. There's parking space at the front of the bungalow and tall double gates lead into the driveway and to the...

DETACHED SINGLE GARAGE





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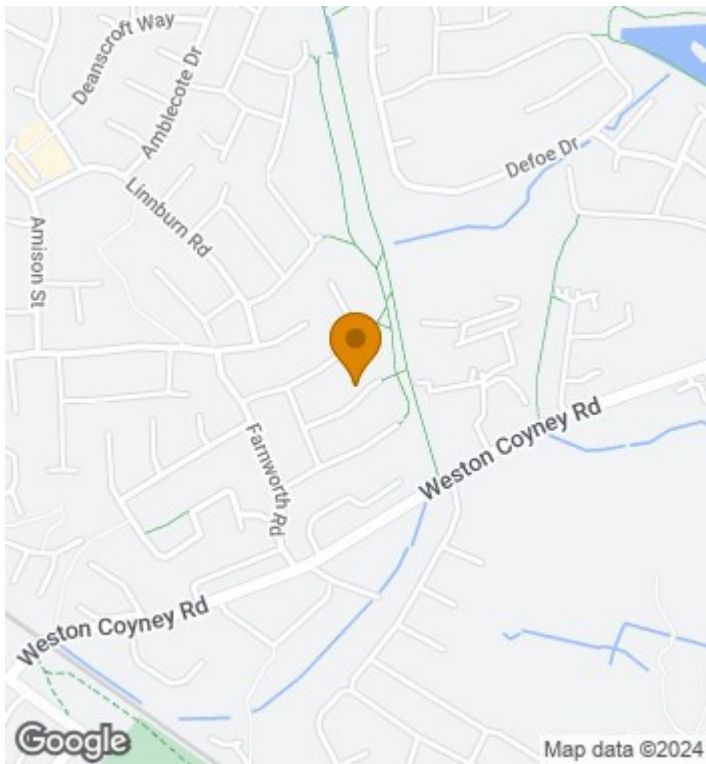
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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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