

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



239 Bambury Street, Adderley Green, Stoke on Trent, ST3 5QY

£150,000

- Three Bedrooms
- Open Plan Living Area
- Summer House
- Off Road Parking
- Wet Room
- Gas Central Heating
- Extended Accommodation
- No Onward Chain!

Extended accommodation and three bedrooms!

An exceptional and unusual bungalow which has undergone a very significant scheme of extension and alteration in the past.

The unique accommodation within the property now features an open plan living area, opening directly into the kitchen. There are three bedrooms and the bungalow has a wet room, gas central heating and UPVC double glazing virtually throughout. There is parking space at the front for at least two cars and a small garden at the rear.

For more information call or e-mail us.



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PORCH

UPVC double glazed external door. UPVC double glazed windows.

OPEN PLAN LIVING AREA

30'7 x 16'9 max (9.32m x 5.11m max)

Fitted carpet. Two double radiators. Feature fireplace with gas fire. UPVC double glazed patio doors at the rear leading into the garden. Open archway leading into the...

KITCHEN

12' x 9' side (3.66m x 2.74m side)

Carpet tiles. Range of wall cupboards and base units with a natural colour timber effect finish. Tiled walls. UPVC double glazed window. Plumbing for washing machine. Vaillant gas condensing central heating boiler. Door leading into...

BEDROOM ONE

11'10 x 9'5 max (3.61m x 2.87m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes and wash basin.

INNER HALL

Fitted carpet. Access to the loft.

WET ROOM

13'10 x 6'1 side (4.22m x 1.85m side)

Tiled walls. White low level W/C, bidet, wash basin and shower. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

13'9 x 8'10 front (4.19m x 2.69m front)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted furniture.

BEDROOM THREE

10'3 x 9'3 front (3.12m x 2.82m front)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted furniture.

OUTSIDE

There is a tarmacked driveway area at the front of the house and a small rear garden with shed and summer house.





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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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