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the best move you'll make

Estate Agents

Letting and Management Specialists



12 Central Avenue, Bucknall, Stoke-On-Trent, ST2 9AR

Asking Price

£150,000

- Two Bedrooms
- Gas Central Heating
- Block Paved Driveway
- Lounge And Dining Room
- UPVC Double Glazing
- Large Rear Garden
- Convenient Location!
- Great Potential!

This inviting two-bedroom semi-detached home on Central Avenue offers a fantastic opportunity for first-time buyers, investors, or those looking to create their dream home.

Featuring UPVC double glazing and gas central heating, the property ensures year-round comfort. While well-maintained, the house presents exciting potential for updates and improvements, allowing you to add personal touches and enhance its value.

Boasting a larger-than-usual garden, and a block paved driveway. This home offers ample outdoor space, perfect for gardening, family gatherings, or quiet relaxation.

Set in a convenient location with local amenities and transport links nearby, this property is full of promise for those seeking a home with both charm and potential.

Don't miss this excellent opportunity— For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Stairs to the first floor.

LOUNGE

12'10 x 11'9 (3.91m x 3.58m)

Fitted carpet. Radiator. Feature fireplace with gas fire. UPVC double glazed bow window.

DINING ROOM

9'8 x 8'3 (2.95m x 2.51m)

Fitted carpet. Radiator. UPVC sliding patio doors.

KITCHEN

9'9 x 6'4 (2.97m x 1.93m)

Range of wall cupboards and base units in white with integrated electric oven and hob. Plumbing for washing machine. Radiator. UPVC double glazed window. Under stairs pantry. UPVC double glazed rear door.

FIRST FLOOR

BEDROOM ONE

11'5 x 11'3 (3.48m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes. Storage heater.

BEDROOM TWO

11'5 x 7'10 (3.48m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes with sliding mirrored doors.

BATHROOM/WC

8'1 x 6'5 (2.46m x 1.96m)

Pink coloured suite consisting of a bath with shower over, wash basin and wc. Radiator. Herringbone style vinyl. Cupboard containing the Worcester combi boiler and radiator. UPVC double glazed window.

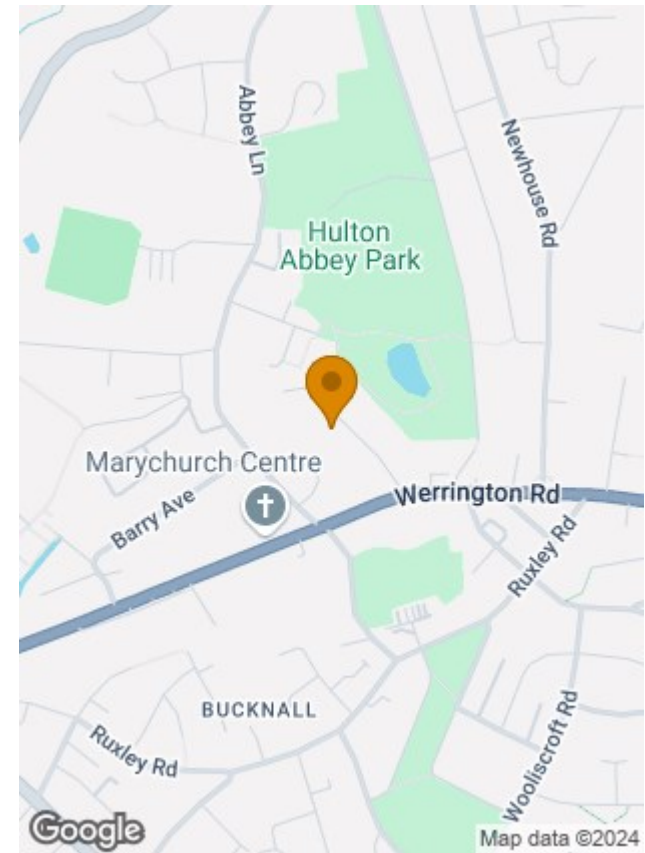
OUTSIDE

There's a block paved driveway to the front of the property and a paved patio to the rear with steps down to a lawn and mature shrubs. There is also a garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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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