

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Byatts Grove, Goms Mill, Stoke-On-Trent, ST3 2RH

£180,000

- Watch Our Online Video Tour!
- Two Double Bedrooms
- New Fitted Carpets
- Combi Boiler
- A Fully Modernised Bungalow
- Newly Refitted Kitchen
- Bath With Shower Over
- UPVC Double Glazing Throughout

A semi-detached bungalow which is ready to move into!

In a great location within walking distance to Longton town centre and a delightful and refurbished semi-detached bungalow which is being sold with no onward chain.

This property has a block paved driveway and additional parking area to the front and side, a low maintenance garden to the rear and delightful accommodation inside complete with a brand new fully fitted kitchen with integrated appliances and space for a table and chairs, two double bedrooms, a large lounge, new fitted carpets a gas combi boiler for central heating and UPVC double glazing.

What more could you ask for?

This is the bungalow that you have been looking for, for so long!

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



SUPERB FITTED KITCHEN

13'10 x 8'10 front/ side (4.22m x 2.69m front/ side)

With a beautifully tiled floor and a range of new white wall cupboards and base units with soft close doors and drawers together with integrated electric hob, stainless steel cooker hood and an under oven. UPVC double glazed front door. UPVC double glazed windows to the front and side of the room. Concealed Worcester gas combi boiler. Spotlights. Space for a table and chairs

LOUNGE

17'1 x 11'4 front (5.21m x 3.45m front)

New fitted carpet. Radiator. UPVC double glazed bow window.

INNER HALL

New fitted carpet.

BEDROOM ONE

13'5 x 9'11 (4.09m x 3.02m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'6 x 9'10rear (3.20m x 3.00mrear)

New fitted carpet. Radiator. UPVC double glazed window. Access to the loft.

BATHROOM/ WC

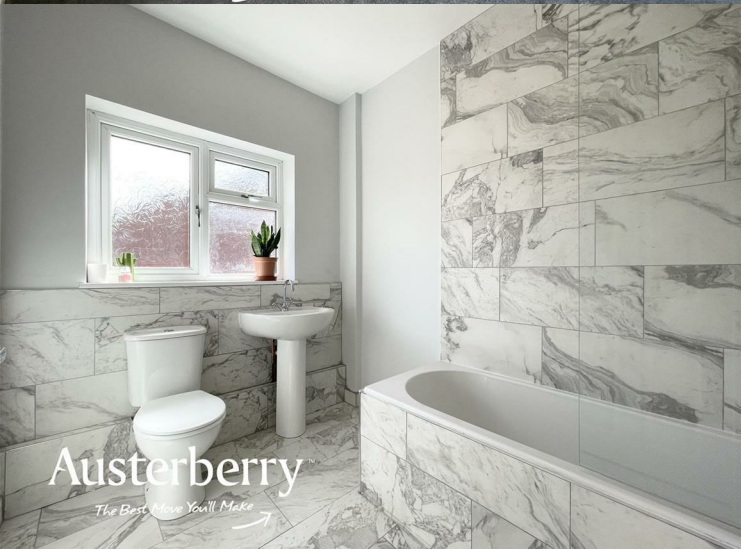
7'4+ recess x 6'6 side (2.24m+ recess x 1.98m side)

With a beautifully tiled floor. Part tiled walls. White suite consisting of panelled bath with shower over, pedestal wash basin and low level W/C. UPVC double glazed window. Stainless steel centrally heated towel rail.

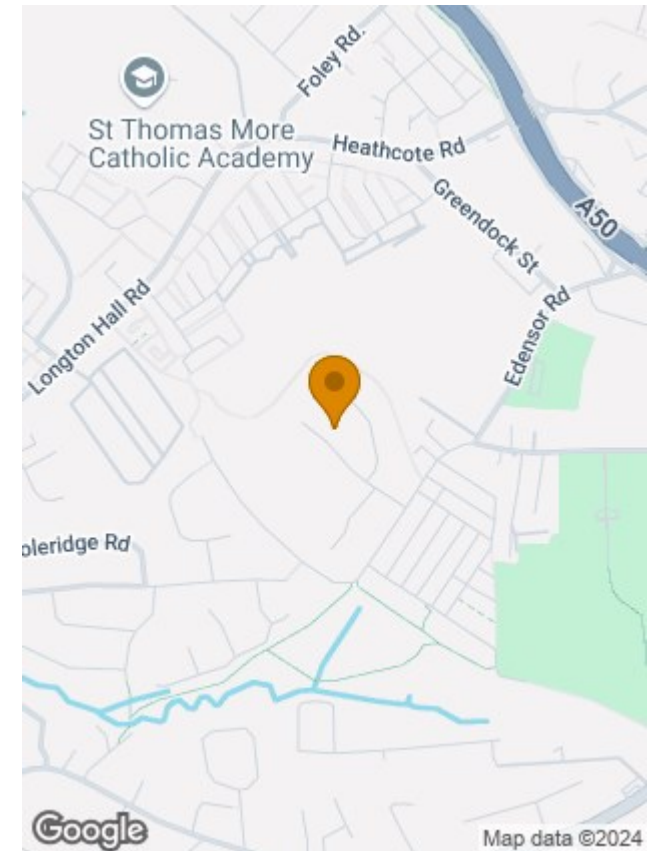
OUTSIDE

There is a block paved driveway to the front and side of the property with tall wrought iron gates and additional block paved parking area to the front. To the rear of the property is a low maintenance garden with patio areas, summer house, garden shed and outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

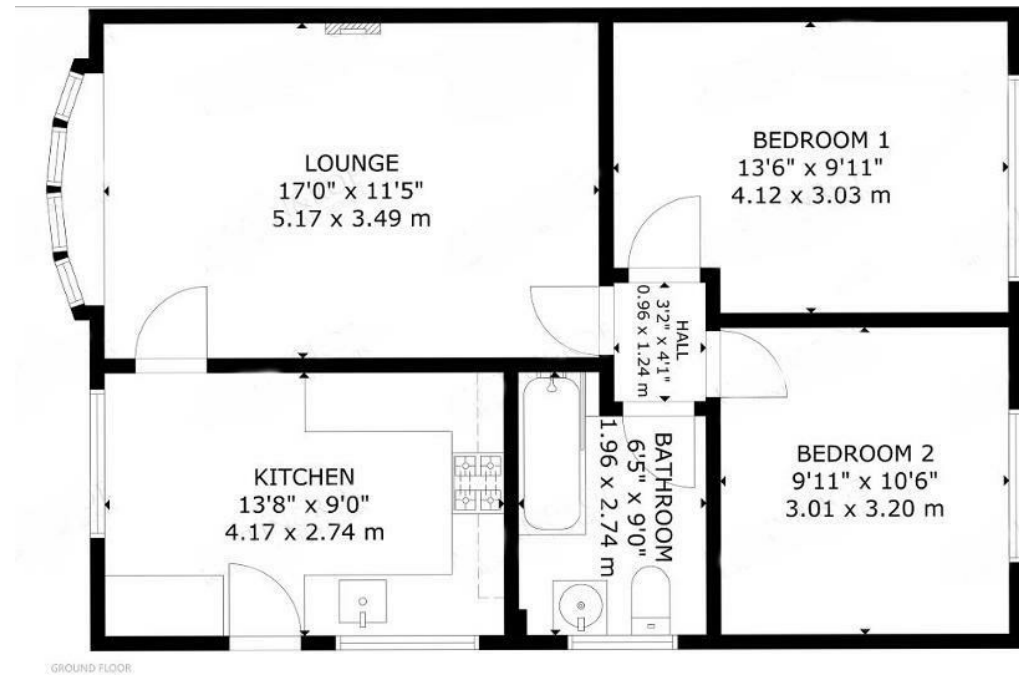
Tenure - Freehold

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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