

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 Nutbrook Avenue, Mount Pleasant, Fenton, Stoke-On-Trent, ST4 4LA

£175,000

- Ready To Move Into!
- Larger Than Average Kitchen
  - Shower Room
  - UPVC Double Glazing
- Good Address + Extended Accommodation
  - Two Bedrooms
  - Combi Boiler For Central Heating
  - No Chain

An extended semi-detached bungalow with two bedrooms!

Not only is this property situated on the very popular Beeches Estate in Mount Pleasant but it also features extended and freshly decorated accommodation that is ready to move in to.

There is plenty of parking space at the front, a compact low maintenance garden to the rear and heating from a gas combi boiler and a particular feature of the property is the extended kitchen!

Please note that the bungalow is being sold with no chain to slow down your purchase.

For more information call or e-mail us.



## ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Coat cupboard.

## LOUNGE

15'10 + bay x 9'4 front (4.83m + bay x 2.84m front )  
Fitted carpet. Radiator. UPVC double glazed bay window.

## INNER HALL

Fitted carpet. Built in storage cupboard with shelving. Access to the boarded loft which contains the gas combi boiler. There is a fold down loft ladder.

## SHOWER ROOM

5'10 x 5'9 side (1.78m x 1.75m side)  
Tiled floor. Part tiled and part panelled walls. White suite consisting of a room width rain head shower, low level W/C and pedestal wash basin. UPVC double glazed window. Spotlights. Stainless steel centrally heated towel rail radiator.

## BEDROOM ONE

11'3" x 10'4" to face of wardrobes (3.43m x 3.15m to face of wardrobes)  
Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes and storage cupboard to one wall.

## BEDROOM TWO

11'3 x 7'2 rear (3.43m x 2.18m rear)  
Fitted carpet. Radiator. UPVC double glazed window.

## EXTENDED KITCHEN

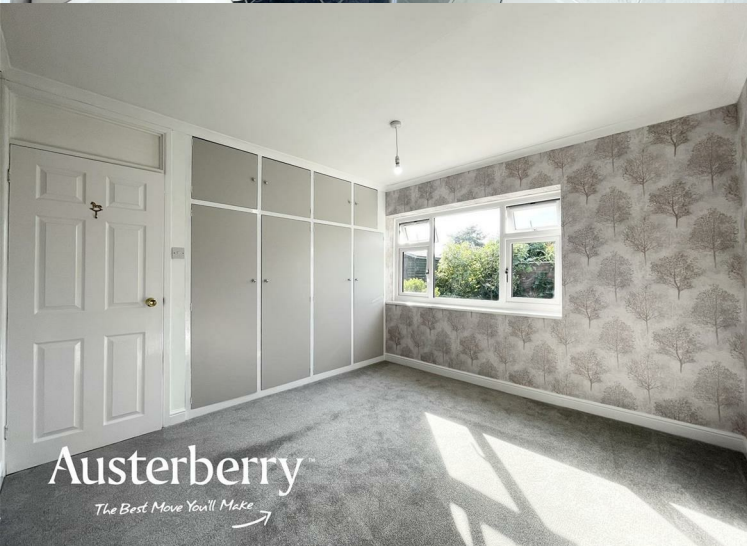
11'10 x 9'5 front/ rear (3.61m x 2.87m front/ rear)  
Laminate flooring. A range of wall cupboards and base units with a pale grey finish. Gas cooker and cooker hood. Two UPVC double glazed windows and UPVC double glazed rear door. Radiator. Plumbing for washing machine. Space for dryer. Storage cupboard. Part tiled walls.

## OUTSIDE

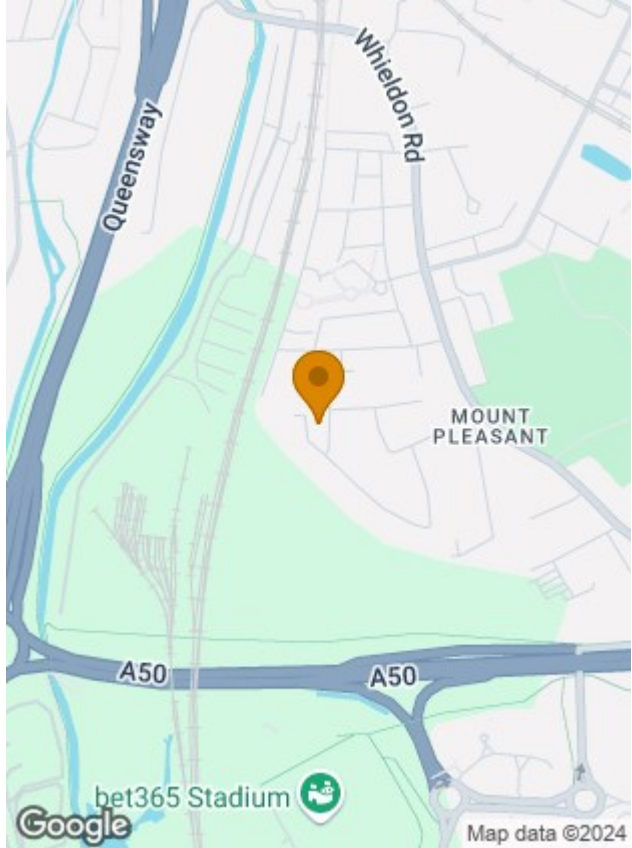
Double gates lead into a wide paved drive with enough space to park at least two cars. There are attractive beds with specimen shrubs behind a low ornamental wall to the front of the property.

The rear garden is fully enclosed, faces west and features a patio area, a large shed/ summer house and specimen shrubs. There is an outside light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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