

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Cairn Close, Bucknall, Stoke-On-Trent, ST2 9EA

£190,000

- Cul-De-Sac Location
- Integrated Appliances
- New Modern White Bathroom
- Detached Brick Garage
- Three Bedrooms
- Spacious Lounge/Diner
- New Combi Boiler
- No Onward Chain

A CHARMING THREE BEDROOM SEMI-DETACHED HOUSE IN A PEACEFUL CUL-DE-SAC!

Welcome to this inviting 3 bedroom semi-detached home, nestled in a peaceful cul-de-sac providing privacy and practicality. This well-maintained property offers the perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

As you enter, you'll be greeted by the entrance hallway which provides access to the spacious lounge-diner, perfect for relaxing or entertaining. The kitchen is positioned at the rear of the property and looks out onto the enclosed garden.

Upstairs, you'll find three bedrooms, each offering a cozy retreat at the end of the day. There is a stunning new bathroom which has been completely renovated only earlier this year and now provides a fine blend of style and comfort and there is new combi boiler for central heating and hot water.

Outside, the garden provides a private haven, ideal for gardening enthusiasts or a safe play area for children. The detached brick garage complete with power and lighting is of a great size and is notably larger than you would usually expect.

With no chain involved, this property is ready for you to move in and make it your own! See our online virtual tour and for more information please contact us



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ENTRANCE PORCH

UPVC double glazed sliding door. Laminate flooring.

ENTRANCE HALL

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

LOUNGE/ DINER

21'01 max x 11'06max, 9'05 min (6.43m max x 3.51mmax, 2.87m min)
Two UPVC double glazed windows. Fitted carpet. Radiator. Gas fire.

KITCHEN

10'05 max, 7'11 min x 7'11 max (3.18m max, 2.41m min x 2.41m max)
UPVC double window. UPVC double glazed rear door. Vinyl flooring. Radiator.
Part tile walls. A range of wall cupboards and base units with an integrated oven and electric hob.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

10'11"max x 10'11"max (3.33mmax x 3.33mmax)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'03min x 9'10 max (3.12mmin x 3.00m max)
UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

7'08max, 5'09 min x 6'06 max, 7'06 min (2.34mmax, 1.75m min x 1.98m max, 2.29m min)
UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'03 x 5'07 (2.21m x 1.70m)
UPVC double glazed window. Tiled floor and walls. Feature towel radiator. Low level WC, wash basin within a vanity unit and a bath with a shower over.

OUTSIDE

At the front of the property there is a driveway for off road parking and gravelled gardens with shrubs and bushes.

To the rear there is a patio area, lawn and...

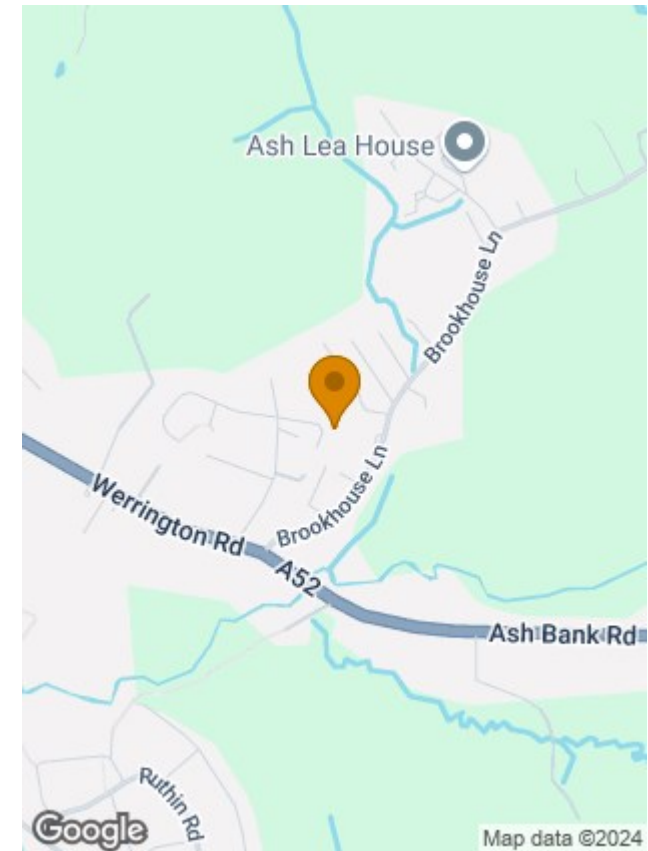
DETACHED BRICK GARAGE

19'05 max x 11'09 max approx (5.92m max x 3.58m max approx)
Power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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

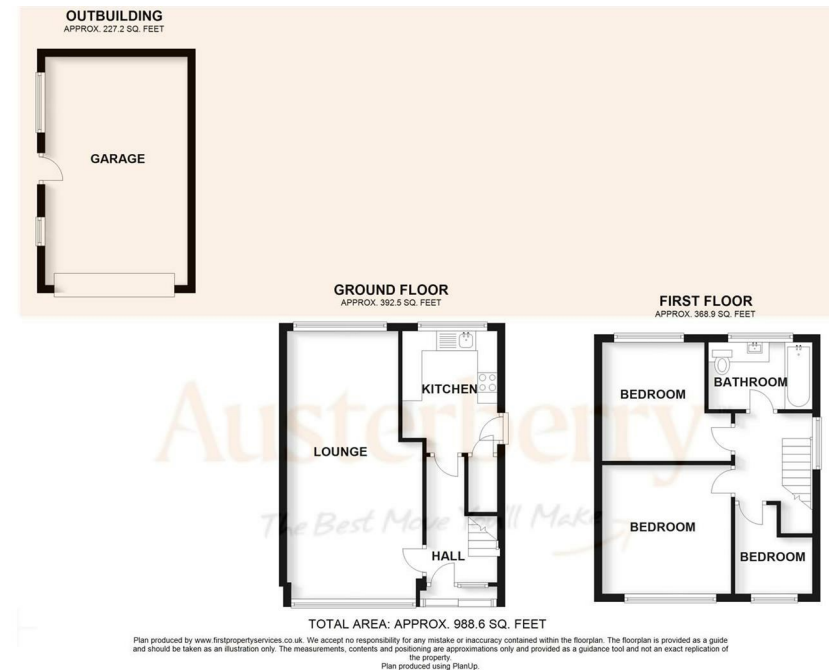
Tenure - Freehold

Council Tax Band - C



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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