

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Beverley Crescent, Forsbrook, Stoke-On-Trent, ST11 9DQ

Asking Price

£195,000



- Watch Our Online Video Tour!
- Semi-Detached Bungalow
- UPVC Double Glazing
- Wet Room
- Two Bedrooms
- New Combi Boiler
- White Fitted Kitchen
- Garage

A modernised bungalow in a first class Forsbrook position...  
Offered for sale with no onward chain!

We are pleased to offer for sale this delightful semi-detached bungalow in Beverley Crescent. The property has been loved and maintained for many years and whilst we appreciate that any buyer may look to make some minor cosmetic changes, many of the more expensive jobs have already been completed.

There is a brand-new gas combi boiler for central heating, UPVC double glazed windows throughout as well as a white fitted kitchen and a wet room which was installed for practicality and ease.

At the front of the bungalow is a light and airy living room providing the perfect place to relax. The bungalow features two bedrooms, one at the front and one at the back offering the best of both worlds for those with a preference. The kitchen is of a comfortable size and also has a rear porch beyond it with space for appliances.

The rear garden features a good sized patio and lawn with borders as well as a detached garage with power and lighting.

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





## ENTRANCE HALL

Composite front door. Laminate floor. Radiator. Access to loft via loft ladder which is fully boarded with light and power and a velux window.

## LIVING ROOM

13'06 x 11'09 (4.11m x 3.58m)

UPVC double glazed window. Laminate floor. Radiator. Gas fire.

## SHOWER ROOM

8'01 x 6'02 (2.46m x 1.88m)

UPVC double glazed window. Wet room flooring. Radiator. W/C, wash basin and electric shower.

## KITCHEN

11'04 x 10'01 (3.45m x 3.07m)

UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units with integrated fridge freezer, gas oven and hob. Newly fitted main combi boiler.

## REAR PORCH/ UTILITY

7'08 x 4'05 (2.34m x 1.35m)

UPVC double glazed door and window. Tiled floor. Plumbing for washer and dryer.

## BEDROOM ONE

12'02 x 9'10 (3.71m x 3.00m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

11'02 x 7'08 (3.40m x 2.34m)

UPVC double glazed window. Fitted carpet. Radiator.

## OUTSIDE

There is a lawned garden to the rear of the property.

At the front of the property there is a low maintenance garden and a tarmac driveway leading to the...


## DETACHED GARAGE

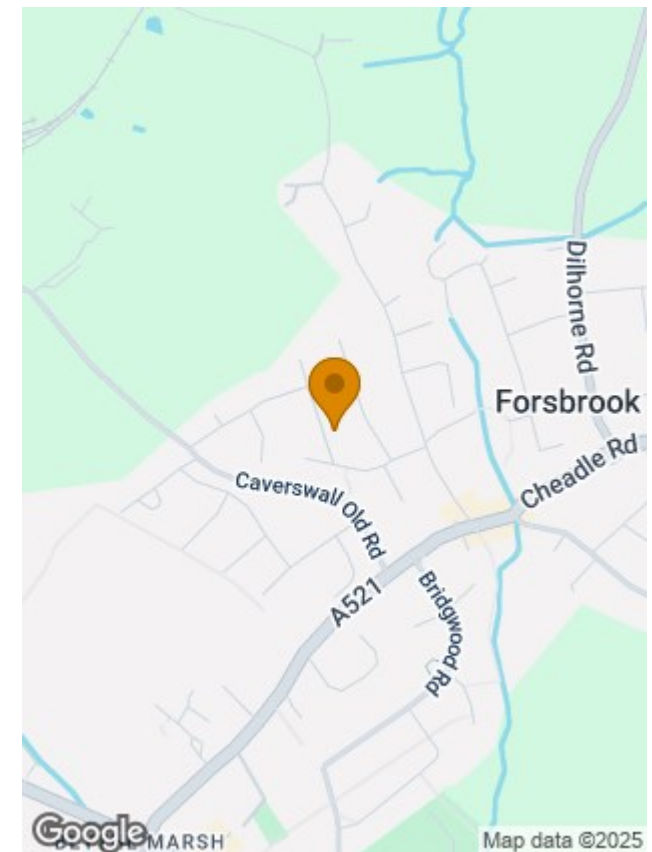
Power and lighting.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(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

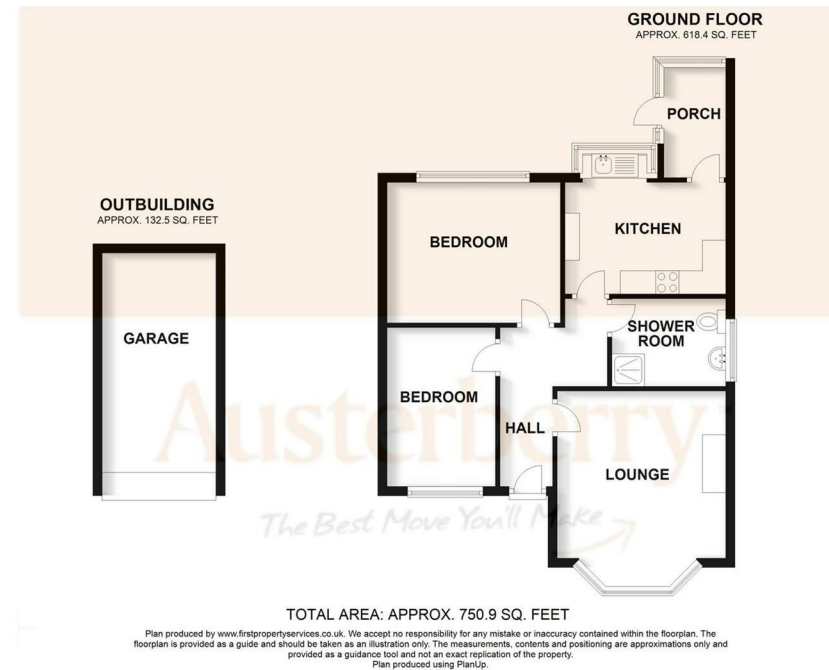
Tenure - Freehold

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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