

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Edenhurst Avenue, Catchems Corner, Stoke-On-Trent, ST3
6HF

£140,000

- A Semi-Detached Bungalow
- Enormous Potential
- Shower Room
- Combi Boiler
- Popular Location
- Two Bedrooms
- UPVC Double Glazing
- Brick And Tile Garage

DETACHED GARAGE, LARGE REAR GARDEN AND NO CHAIN!

This charming semi-detached bungalow presents a wonderful opportunity for those looking to create their dream home. With two well-proportioned bedrooms, shower room and a comfortable reception room, the layout is both practical and inviting.

The property is in a really good popular location but does require modernisation, allowing you to infuse your personal style and preferences into the space. The large rear garden is a standout feature along with the presence of a detached garage provides convenient storage or potential for a workshop.

This bungalow is equipped with a modern combi boiler and UPVC double glazing and with no onward chain, you can look forward to a smooth transition into your new home.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Radiator. Access to the loft.

LOUNGE

12'3 + bay x 11'11 (3.73m + bay x 3.63m)

UPVC double glazed bay window. Double radiator. Tiled fireplace.

BEDROOM ONE

12'6 x 9'11 (3.81m x 3.02m)

Radiator. UPVC double glazed window.

BEDROOM TWO

11'6 x 7'11 (3.51m x 2.41m)

Radiator. UPVC double glazed window.

SHOWER ROOM

8'0 x 6'1 (2.44m x 1.85m)

White suite consisting of low level wc and wash basin within a unit. Shower.

UPVC double glazed window. Stainless steel centrally heated towel rail.

KITCHEN

11'2 x 7'10 (3.40m x 2.39m)

Single drainer stainless steel sink unit. Double radiator. Two UPVC double

glazed windows and UPVC double glazed rear door. Pantry with UPVC double glazed window. Wall mounted gas combi boiler.

OUTSIDE


There are gardens to the front and rear together with a greenhouse.

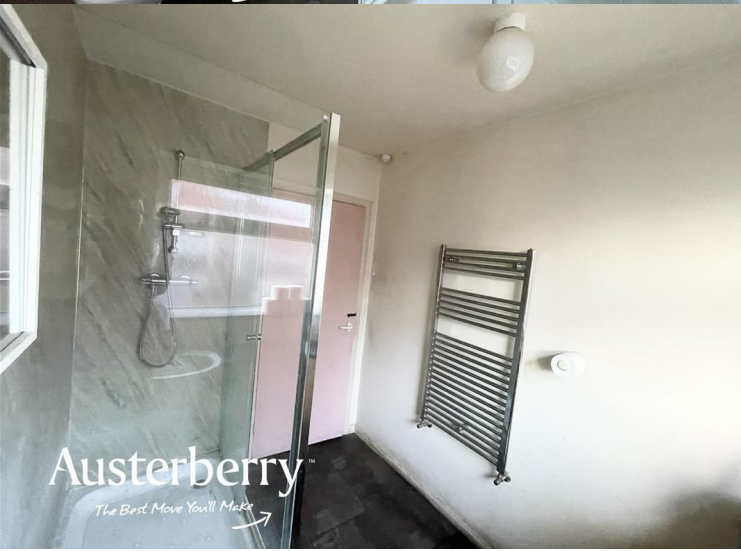
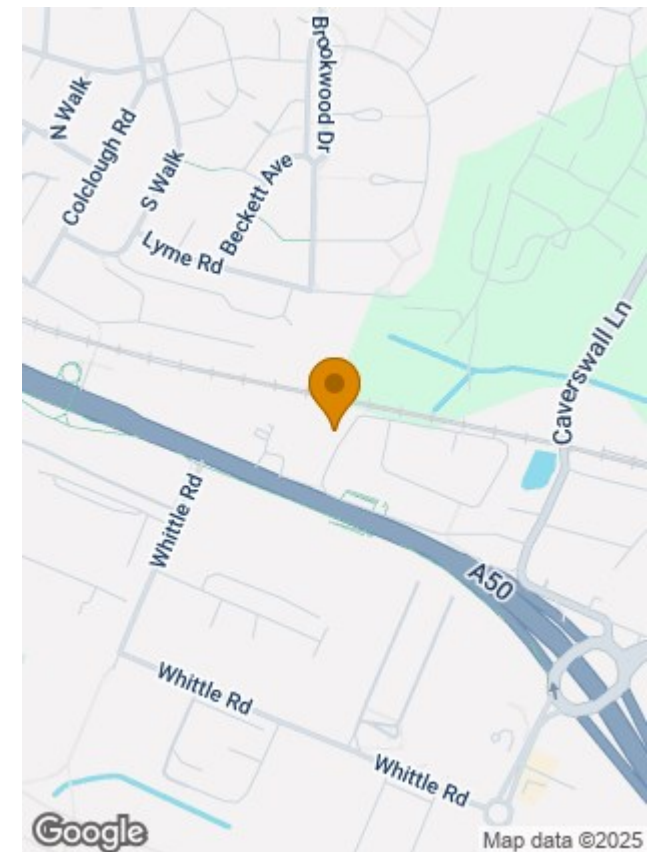
A long driveway leads to the...

DETACHED BRICK AND TILE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



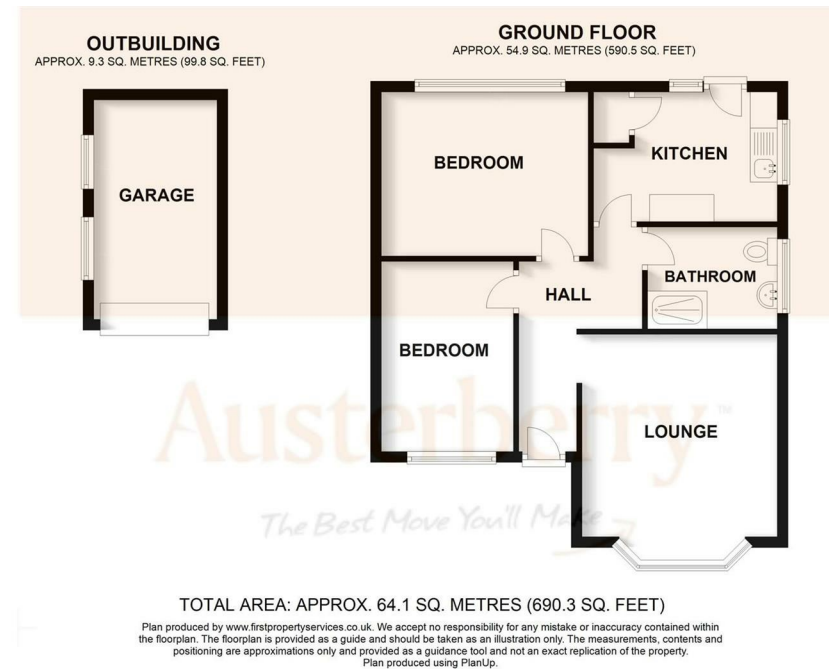
MATERIAL INFORMATION

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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