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Estate Agents

Letting and Management Specialists



39 Balmoral Close, Hanford, Stoke-On-Trent, ST4 8QL

£199,000

- A Charming Semi-Detached Bungalow
 - Modern Shower Room
 - Fitted Kitchen With Integrated Appliances
 - UPVC Double Glazing
- Two Bedrooms
 - Far Reaching Views
 - Combi Boiler
 - Garage

Discover Balmoral Close, a charming two-bedroom semi-detached bungalow offering breathtaking far-reaching views to the rear.

This beautifully presented home features a unique rendered elevation, complemented by brand-new anthracite windows, doors and new soffits, fascias and guttering. Inside, you'll find new carpets, a stunning feature marble fireplace, and a well-appointed fitted kitchen. With the efficiency of a combi boiler this home ensures comfort all year round.

Conveniently located in Hanford, with local shops and excellent transport links just steps away, this property is offered with no onward chain.

Don't miss out - See our online virtual tour and for more information please contact us.



ENTRANCE HALL

New fitted carpet. Radiator. UPVC double glazed front door.

KITCHEN

Range of fitted wall cupboards and base units with an integrated gas hob, electric oven and extractor hood. UPVC double glazed window. Tiled splash back. Gas combi boiler. Plumbing for washing machine. Vinyl flooring.

LIVING ROOM

15'10" max x 11'8" max (4.83 max x 3.56 max (4.82 x 3.55))

New fitted carpet. Radiator. Large UPVC double glazed window. New electric fire with Italian marble fireplace.

SHOWER ROOM

7'1" x 5'5" (2.16 x 1.65)

Vinyl flooring. White suite consisting of a pedestal wash basin, wc and walk in shower. Chrome heated towel rail radiator. UPVC double glazed window.

BEDROOM ONE

12'2" x 8'10" (3.71 x 2.69)

New fitted carpet. New radiator. UPVC double glazed window. Fitted wardrobes and drawers.

BEDROOM TWO

10'0" x 8'4" (3.05 x 2.54)

New fitted carpet. New radiator. UPVC sliding patio doors. Fitted wardrobes and units.

OUTSIDE

The rear garden has a paved patio area, blue slate and lawn with planted borders. There are far reaching views over Hanchurch Hills.

There is a low maintenance front garden with an artificial lawn and a paved driveway that leads to the...

DETACHED SINGLE GARAGE

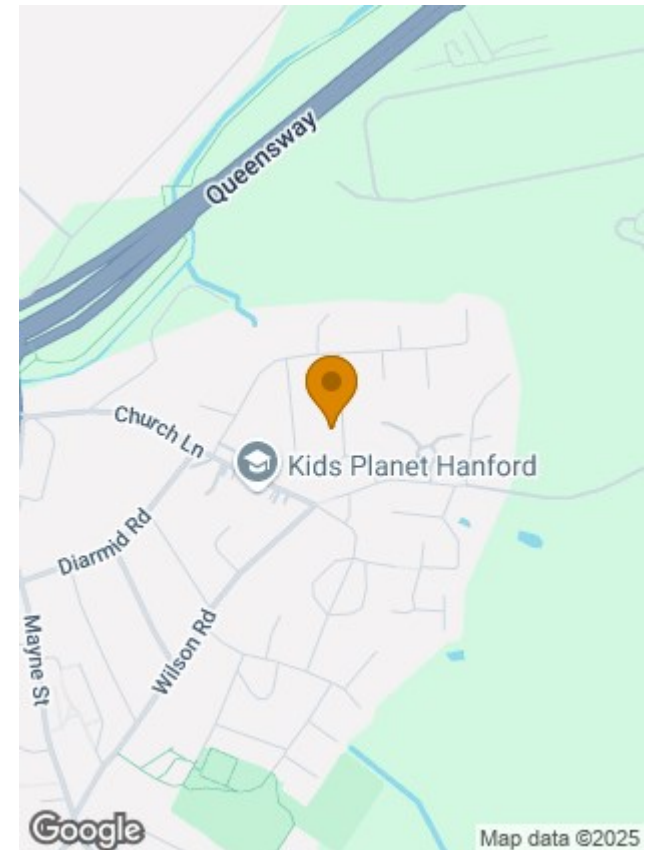
17'11" x 10'8" (5.46 x 3.25)

New electric roller shutter door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

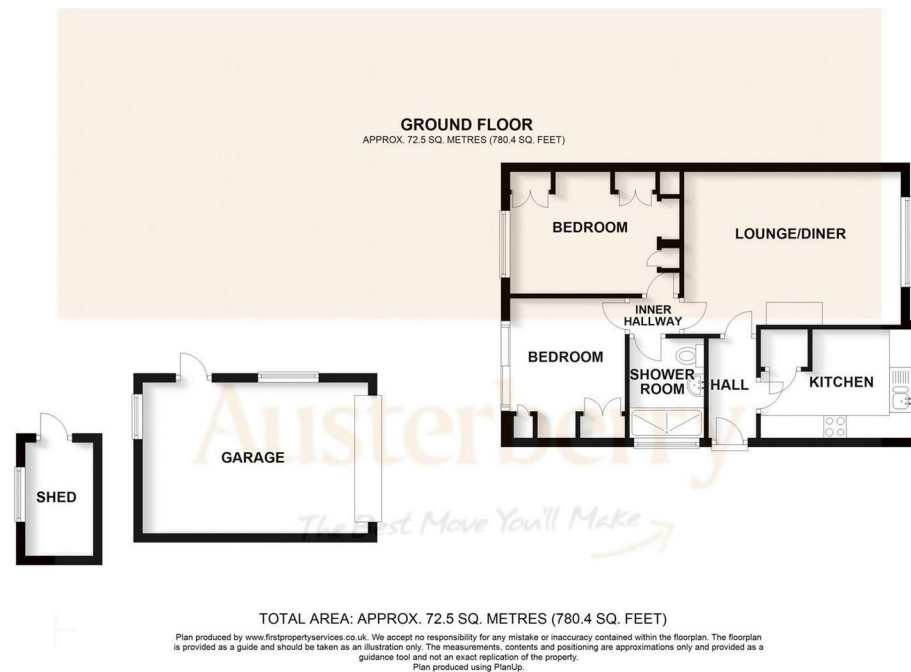
Tenure - Freehold

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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