

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Denton Grove, Weston Park, Stoke-On-Trent, ST3 5TW

£240,000

- Detached Bungalow
- Cul-De-Sac Location
- Block Paved Driveway
- Combi Boiler
- Two Bedrooms
- Wet Room
- Garage
- No Chain!

A STUNNING DETACHED BUNGALOW IN A CUL-DE-SAC LOCATION!

This bungalow in Weston Park really is unlike many others currently available! It is fully modernised both inside and out and boasts a wealth of key features making it the perfect home for those looking to downsize but retain practicality.

Externally, the property features a stylish block paved driveway providing off road parking which extends to the lengthy detached garage with a pitched roof! The south facing rear garden features a beautiful Indian Stone patio providing low maintenance but with style.

Internally, the bungalow was built offering three bedrooms until it was reformatted with imagination. Upon entry, you are greeted by the comfortable entrance hall which is well equipped with ample storage space. Alternatively, this space does offer the potential for a dining area due to being adjacent to the kitchen. Further on you will find a spacious lounge/diner, a contemporary fully fitted wet room and two bedrooms.

The bungalow is fully wheelchair friendly and further features include UPVC double glazed windows throughout and gas central heating from a combi boiler.

There is no onward chain to slow down your purchase and we would be delighted to make arrangements to show you around!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL/DINING AREA

9'6 max x 7'9 max (2.90m max x 2.36m max)

Composite front door. UPVC double glazed window. Laminate flooring. Vertical radiator. Fitted store cupboard.

KITCHEN

10'4 max x 7'7 max (3.15m max x 2.31m max)

Tiled floor. Range of wall cupboards and base units with an integrated microwave, gas oven and electric hob. Cupboard containing the Baxi combi boiler. UPVC double glazed window.

LIVING ROOM

20'2 max x 12'2 (6.15m max x 3.71m)

Fitted carpet. Two radiators. UPVC double glazed window.

BEDROOM ONE

11'5 to face of wardrobes x 8'7 (3.48m to face of wardrobes x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'7 x 7'5 (3.23m x 2.26m)

Laminate flooring. Radiator. UPVC double glazed patio doors leading out into the garden.

WET ROOM

6'9 x 6'7 (2.06m x 2.01m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower with glass screen, wash basin and wc. Storage units.

OUTSIDE

There is a block paved driveway to the front and side for off road parking. At the front of the house there is an artificial lawn and an outside tap to the side.

To the rear there is south facing garden with a stunning Indian Stone patio and artificial lawn.

DETACHED BRICK GARAGE

22'7 x 9'1 (6.88m x 2.77m)

Remote controlled roller shutter door. UPVC double glazed windows.


DISCLOSURE

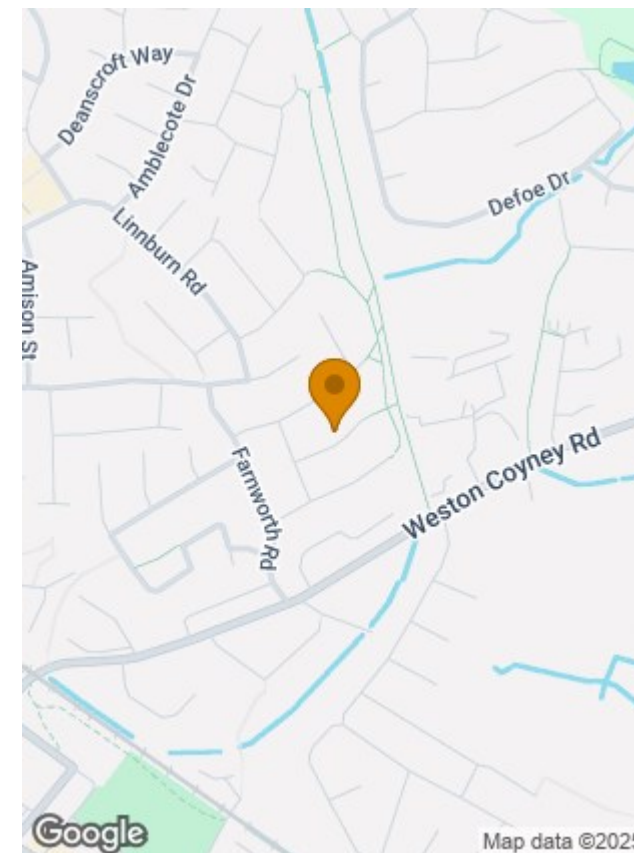
At the time of writing these details, we are aware of a police incident connected to the property. Please see the attached link for further information before you make any commitment to proceed with arranging a viewing or submitting an offer. Should you proceed with the purchase of the property, it will be on the basis that you have understood the nature of the police incident.

<https://www.staffordshire.police.uk/news/staffordshire/news/2024/july/man-admits-murdering-wife/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(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

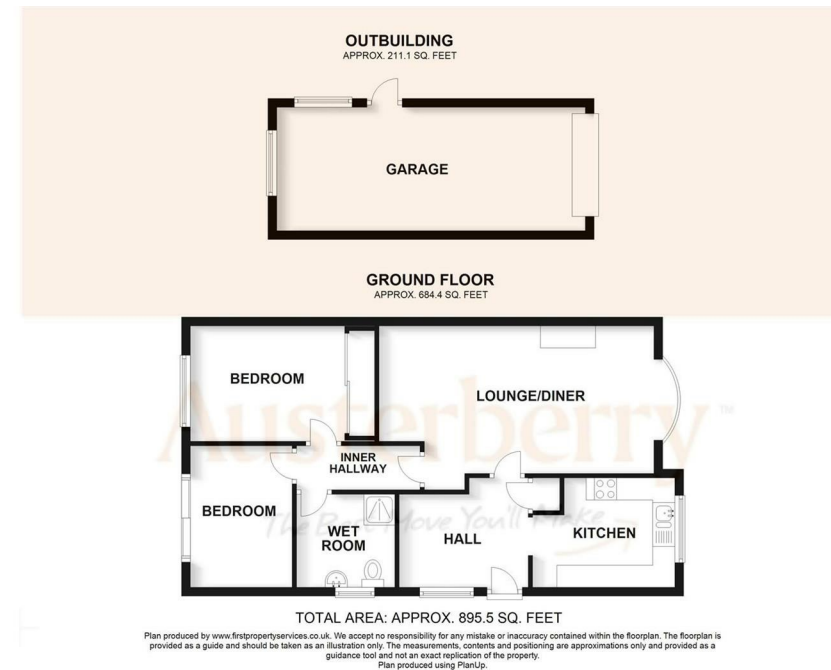
Tenure - Freehold

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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