

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Evesham Way, Weston Park, Stoke-On-Trent, ST3 5TP

25% Shared Ownership for
£25,000

- Purchase 25% Shared Ownership For £25,000
 - One Bedroom
 - UPVC Double Glazing
 - Off Road Parking
- or Purchase Outright for £100,000
 - Recent Combi Boiler
 - Low Maintenance Rear Garden
 - Popular Location

25% EQUITY SHARE AVAILABLE

The option is yours! Choose between purchasing this property outright at £100,000 or purchasing just 25% of the equity in the property for £25,000 on top of which rent is currently payable to Sanctuary Housing at £196.84 per month.

This compact bungalow has a recently installed gas combi boiler, UPVC double glazing, off-road parking and it is in a particularly popular residential area just outside Longton.

For more information call or e-mail us.



SIDE ENTRANCE HALL

UPVC double glazed door and window. Radiator. Grey vinyl flooring. Airing cupboard with Logic gas combi boiler.

BATHROOM/WC

6'11 x 5'6 (2.11m x 1.68m)

Tiled floor and part tiled walls. White suite consisting of a panelled bath, pedestal wash basin and low level wc. UPVC double glazed window. Fitted mirror. Radiator.

BEDROOM

12'0 x 8'8 (3.66m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of wardrobes.

LOUNGE

15'4 x 9'3 (4.67m x 2.82m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace surround.

KITCHEN

12'7 x 5'2 (3.84m x 1.57m)

Range of wall cupboards and base units with a pale timber effect finish with

integrated gas hob, stainless steel cooker hood and under oven. Tiled floor and part tiled walls. Plumbing for washing machine. Radiator. UPVC double glazed window.

OUTSIDE

There's a paved driveway and artificial grass lawn at the front of the bungalow, an outside tap at the side of the property and a very pleasant rear garden laid out for low maintenance.





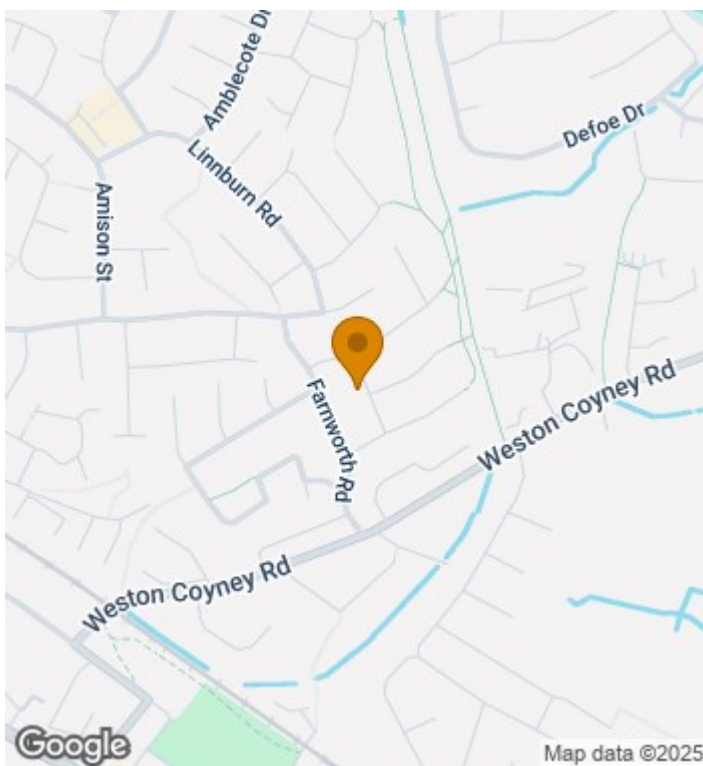
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(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	



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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