

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Glandore Road, Parkhall, Stoke-On-Trent, ST3 5QW

£240,000

- Superb Accommodation And Location!
- Extended To The Rear
- Separate Utility Room
- Three Good Bedrooms
- Opposite Park Hall Lake
- Open Plan Fantastic Fitted Kitchen
- GF Cloaks/Wc
- Refitted Bathroom With Bath AND Shower

Stunning accommodation and location!

Purchased from us as a project property and now totally transformed by the present owners into one of the most impressive semi-detached houses we've seen in the area!

From the front of the property there are unobstructed views across Park Hall's picturesque lake and the house is approached by a block paved driveway which offers parking space for three or even four cars. It has the benefit of a brick built single garage whilst inside you will be amazed and delighted by the open plan living area to the rear with integrated appliances and an island unit, stop. The lounge opens into the kitchen and living area by means of an open archway but could easily be separated if that is your preference.

You will also find on the ground floor a separate utility room as well as a downstairs cloakroom and WC. On the first floor this house offers three family sized bedrooms as well as a fully refitted bathroom complete with bath and a rain head shower.

Needless to say there is UPVC double glazing throughout as well as a combi boiler for central heating and a landscape fully enclosed rear garden which offers maximum enjoyment and minimum maintenance!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door and UPVC double glazed window. Laminate flooring. Radiator with decorative cover. Under stairs storage cupboard. Stairs leading to the first floor.

LOUNGE

13'11 x 11'1 (4.24m x 3.38m)

Laminate flooring. Radiator. UPVC double glazed bow window with fitted venetian blinds.

STUNNING EXTENDED KITCHEN/ DINING ROOM/ LIVING ROO

19'5 x 15'11 (5.92m x 4.85m)

Tiled floor. Two radiators. An extensive and impressive range of white wall cupboards and base units together with integrated dishwasher, double oven, hob, stainless steel cooker hood and a wine cooler. Island unit/breakfast bar. UPVC double glazed window with fitted venetian blinds. UPVC double glazed double doors with integral venetian blinds leading out into the garden. Spotlights. Two velux windows. Storage cupboard.

N.B. The fridge freezer is available by separate negotiation.

UTILITY ROOM

8'2 x 6'11 (2.49m x 2.11m)

Floor tiling to match the kitchen. Plumbing for washing machine. Space for dryer. Radiator. UPVC double glazed window and UPVC double glazed rear door. Wall cupboard. Extractor. Spotlights. Door into the garage.

CLOAKS/WC

3'6 x 2'10 (1.07m x 0.86m)

Flooring to match the kitchen and utility room. White wash basin and low level wc. Radiator. Spotlight. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted venetian blinds.

BEDROOM ONE

12'9 x 9'3 + recess (3.89m x 2.82m + recess)

Grey laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'1 x 8'5 (3.38m x 2.57m)

Grey laminate flooring. Radiator. UPVC double glazed window. Storage cupboard which contains the Baxi gas combi boiler.

BEDROOM THREE

8'3 x 7'11 (2.51m x 2.41m)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM/WC

8'8 x 5'6 (2.64m x 1.68m)

Grey laminate flooring. Contemporary style white suite featuring a wash basin, wc and a shaped bath with a rain head shower and screen over. Stainless steel centrally heated towel rail radiator. Two UPVC double glazed windows. Extractor. Part tiled walls.

OUTSIDE

To the rear of the house is an impressive landscaped and fully enclosed garden with a large patio area, gravelled areas, raised beds and an artificial grass lawn as well as a substantial garden shed. There is also an outside power socket, lighting and tap.


At the front of the house there's a neatly landscaped garden, views towards the lake and a block paved drive big enough for three or four cars. The driveway leads to the...

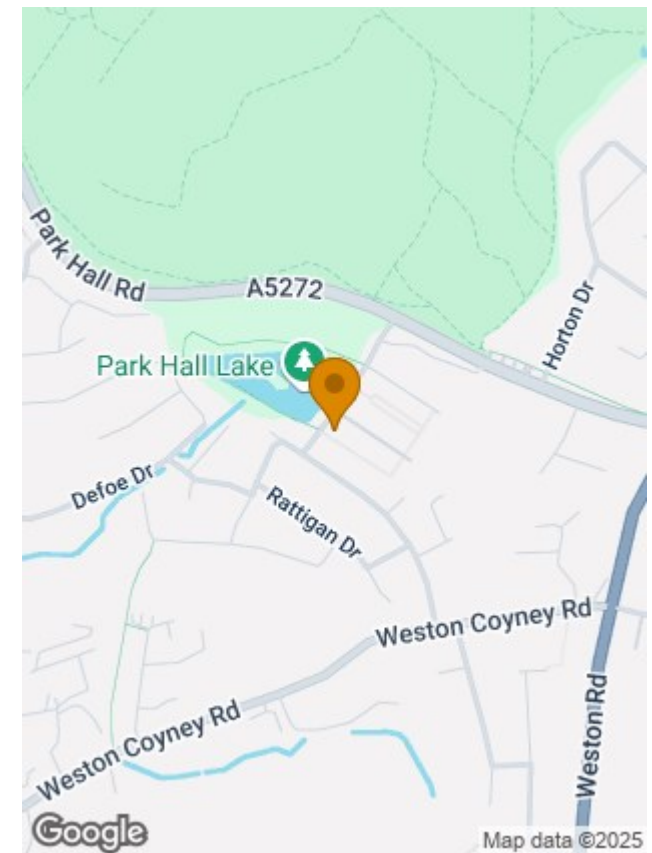
ATTACHED BRICK SINGLE GARAGE

Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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