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the best move you'll make

Estate Agents

Letting and Management Specialists



AusterberryTM

27 Brundall Oval, Bentilee, Stoke-On-Trent, ST2 0PL

£135,000

- Two Bedrooms... Could Be Three
- Comfortable Lounge
- No Chain!
- Plenty Of Potential
- Kitchen With Dining Area
- Elevated Plot With Ramp Access
- Large Rear Garden
- Off Road Parking

A family sized house with bags of potential.

This property offers great accommodation with the potential to create an additional bedroom. Situated on an elevated plot, you will find off road parking and ramp access up to the property.

The accommodation includes two bedrooms on the first floor and the master bedroom benefits from two windows and therefore there's an opportunity to partition this room. There is a comfortable lounge with neutral decoration and wood flooring and a combined kitchen and dining area that has a tiled floor and a range of cupboard units. The garden of the property is very large and offers paving and gravelled areas for seating.

Available with no onward chain, this property must be viewed! For more information call or e-mail us.



GROUND FLOOR

FRONT PORCH

Brick and tile construction. Single glazed windows. Tiled floor. Timber front door.

LOUNGE

14'8 x 11'3 (4.47m x 3.43m)

Solid wood flooring. Radiator. UPVC double glazed front window. Stairs to the first floor. Neutral decoration. Timber door to the porch. Small UPVC double glazed window.

KITCHEN DINER

17'11 x 10'2 (5.46m x 3.10m)

Range of wall cupboards and base units in white. Space for gas cooker. Cupboard space with connection for washing machine and vent for tumble dryer. Two UPVC double glazed windows. Tiled floor. Radiator. Worcester combi boiler. Sliding doors to the...

CONSERVATORY

9'9 x 7'4 (2.97m x 2.24m)

Tiled floor. External door. Electric supply.

FIRST FLOOR

LANDING

Folding door at the bottom of the stairs. Fitted carpet. Single glazed window. Cupboard. Access to the loft.

BEDROOM ONE

17'10 x 8'3 (5.44m x 2.51m)

Fitted carpet. Two UPVC double glazed windows. Two radiators. Neutral decoration.

BEDROOM TWO

11'6 x 9'8 (3.51m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window. Neutral decoration.

BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

Fully tiled floor and walls. White suite with electric shower over the bath, wash basin and wc. Two UPVC double glazed windows. Radiator.

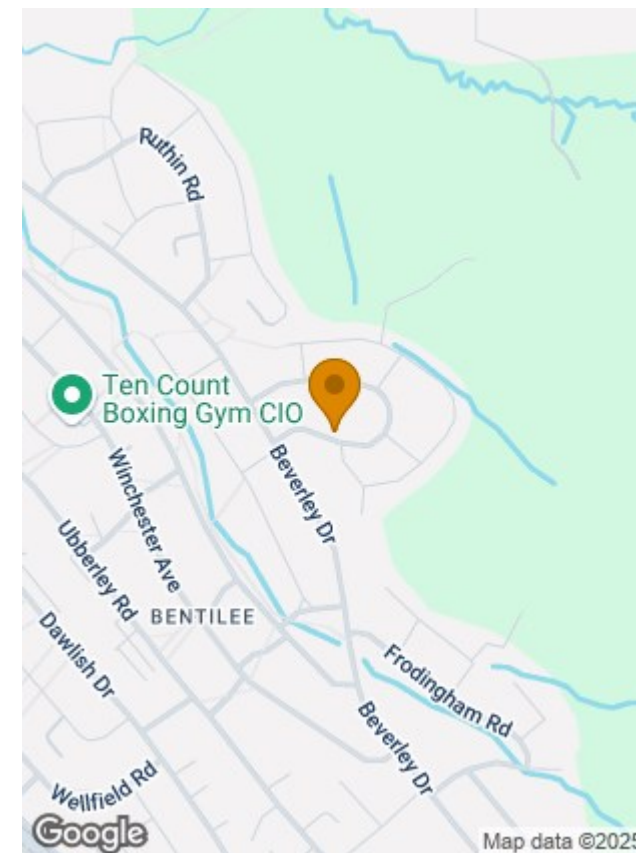
OUTSIDE

There's a paved parking area to the front of the property with ramp access. To the rear there is a large paved garden with a gravelled area and mature shrubs, timber shed and a chicken coop!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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