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the best move you'll make

Estate Agents

Letting and Management Specialists



97 Forrister Street, Meir Hay, Stoke-On-Trent, ST3 1SP

£130,000

- Semi-Detached Bungalow
 - Fully Fitted Kitchen
 - UPVC Double Glazing
 - Garage And Carport
- Block Paved Driveway
 - Conservatory
 - Combi Boiler
 - No Chain!

AN IMPRESSIVE SEMI-DETACHED BUNGALOW

This semi-detached bungalow stands in a good location, elevated above road level and approached by a block-paved driveway.

A roller shutter door ensures security and privacy and separates the driveway from the carport which in turn leads to a detached single garage.

The property itself has been considerably improved over the years and perhaps the most impressive feature of the property is a fully fitted kitchen with a complete range of integrated appliances.

There is also UPVC double glazing throughout, a small conservatory at the rear and gas central heating from a combi boiler.

The property is being sold with no onward chain.

For more information please contact us.



ENTRANCE HALL

UPVC double glazed external door. Radiator. Airing cupboard with Worcester gas combi boiler. Tile effect vinyl flooring. Access to the loft.

FULLY FITTED KITCHEN

12'0 x 5'0 (3.66m x 1.52m)

Tile effect vinyl flooring. Full range of white wall cupboards and base units together with integrated electric hob, oven, microwave, fridge freezer, washing machine and dryer. Part tiled walls. Radiator. UPVC double glazed window with fitted roller blind.

SHOWER ROOM

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

Tile effect vinyl flooring. White low level wc, wash basin with a fitted vanity and a walk in shower. Part tiled walls. UPVC double glazed window with fitted roller blind. Electric radiator. Centrally heated towel rail radiator. Corner cupboard and mirrored cabinet.

LOUNGE

14'11 x 9'4 (4.55m x 2.84m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted roller blind. Feature fireplace surround and living flame effect electric fire.

BEDROOM ONE

11'1 face of wardrobes x 8'9 (3.38m face of wardrobes x 2.67m)

Fitted carpet. Radiator. Range of fitted wardrobes. UPVC double glazed sliding door leading into the...

CONSERVATORY

7'10 x 7'7 (2.39m x 2.31m)

UPVC double glazed windows with fitted vertical blinds. UPVC double glazed door leading into the drive.

OUTSIDE

There's low maintenance gardens to the front and rear of the bungalow and a long block paved driveway including a electric roller shutter door to the long CARPORT at the side of the property which in turn leads to a...

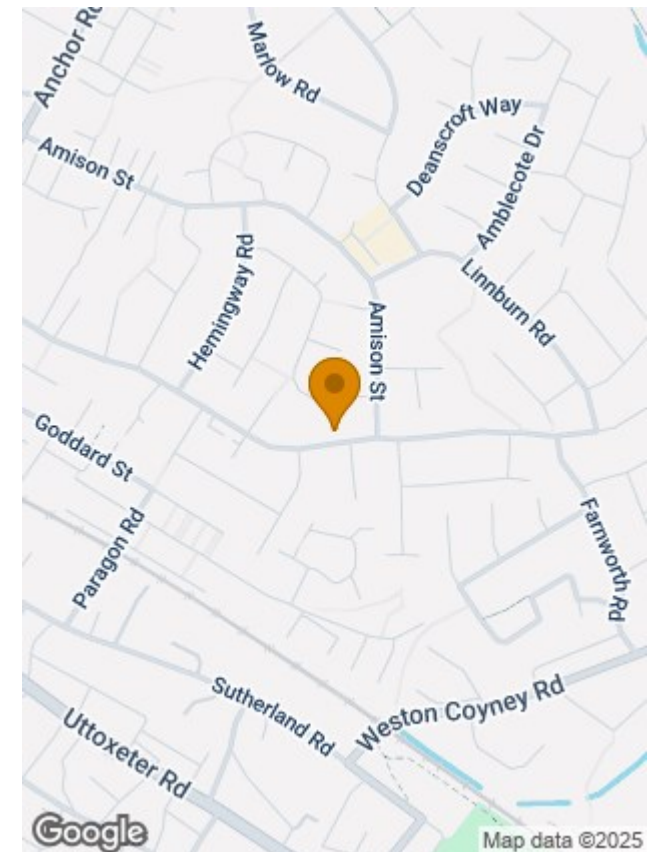
DETACHED SINGLE GARAGE

N.B There are solar panels at this property and further details regarding the ownership of these are being obtained and will be made available as soon as possible.





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