

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Danehill Grove, Hanford, Stoke-On-Trent, ST4 4RE

Asking Price

£147,500

- A Semi-Detached Bungalow
- Modernised Bathroom
- UPVC double glazing
- Close To Local Amenities
- Two Bedrooms
- Gas Central Heating
- Off Road Parking
- No Onward Chain!

A semi detached bungalow in Hanford with huge potential!

We are pleased to offer for sale this property in Hanford which is ready to move into following fresh decoration and new floor coverings throughout.

The property at present provides a kitchen, living room, two bedrooms and a modernised bathroom. There is gas central heating and UPVC double glazing.

At the back of the property you will find a detached garage, as well as a small patio area with a raised lawn. There are gardens at the front of the bungalow and a driveway providing off road parking, although on street parking is also available.

This is a real opportunity to acquire a bungalow in a very valuable location with great access to the A34 as well as many local amenities including shops and doctors being only a short distance away.

The bungalow is offered for sale with no onward chain and we would be pleased to show you around!

See our online virtual tour and for more information please contact us.



ENTRANCE HALL

Timber front door. New Grey Fitted carpet. Radiator.

BATHROOM

7'11 x 5'07 (2.41m x 1.70m)

UPVC double glazed window. Tiled floor. Part tiled walls. Radiator. W/C, wash basin and bath. Store cupboard with hot water cylinder.

BEDROOM ONE

13'05 x 9'11 (4.09m x 3.02m)

UPVC double glazed window. New Grey Fitted carpet. Radiator. Fresh decoration

BEDROOM TWO

9'11 x 6'11 (3.02m x 2.11m)

UPVC double glazed window. New Grey Fitted carpet. Radiator. Fresh Decoration

LIVING ROOM

18'03 x 10'03 (5.56m x 3.12m)

UPVC double glazed window. New Grey Fitted carpet. Radiator. Gas fire. Fresh decoration

KITCHEN

8'04 x 7'09 (2.54m x 2.36m)

UPVC double glazed window. Timber door. New Vinyl flooring. Range of wall cupboards and base units. Part tiled walls. Gas boiler. The cooker which is 12months old will remain at the property along with the washing machine.

OUTSIDE

At the front of the property there is a raised garden and a driveway.

To the rear of the property there is a small patio, lawn and a...

DETACHED GARAGE






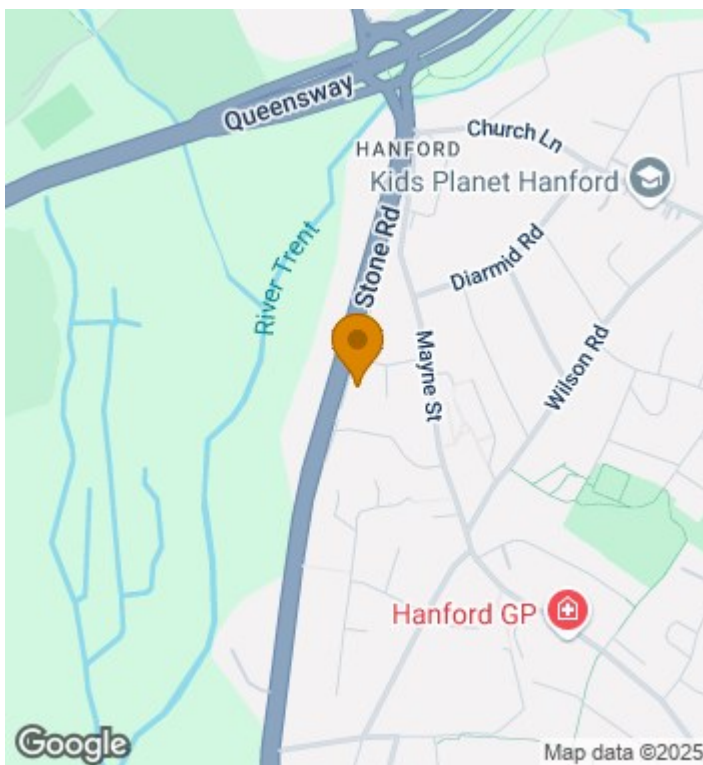
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

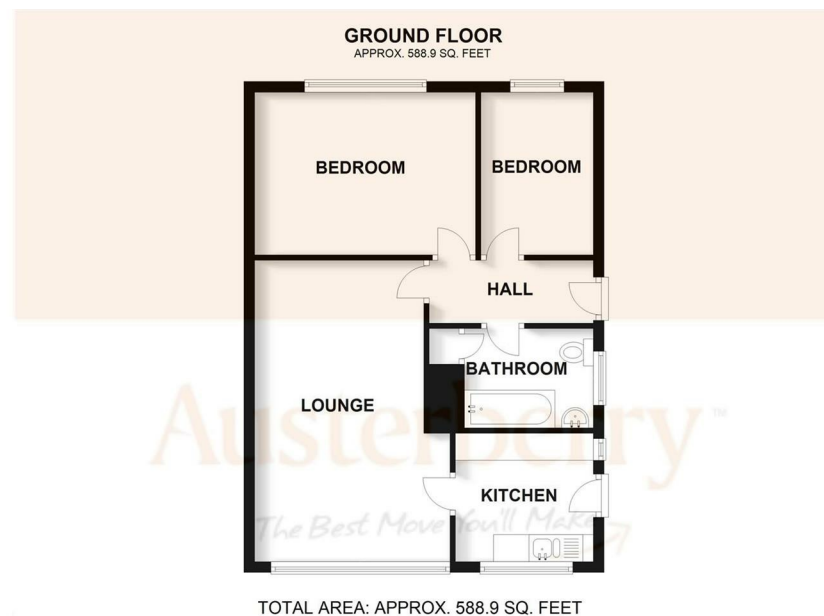


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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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