

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



507 Dividy Road, Bentilee, Stoke-On-Trent, ST2 0BX

£170,000

- Four Bedrooms
- Ground Floor Bathroom
- No Chain
- UPVC Double Glazing
- Extended Accommodation
- FF Cloakroom/WC
- Combi Boiler
- Large Plot

FOUR BEDROOMS AND NO ONWARD CHAIN!

Clever alteration and extension to this house really does mean that it offers the maximum accommodation for a family at a realistic price!

On the ground floor, an impressive sitting room/dining room extension has been created beyond the kitchen together with a ground floor bathroom with shower over the bath. Upstairs, you'll find a total of four bedrooms as well as a cloakroom with WC and wash basin.

Heating throughout the property is from a gas combi boiler, the house has UPVC double glazing and it occupies a surprisingly large plot with a mainly lawned rear garden. It is set well back from the service road which runs alongside Dividy Road itself.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Grey laminate flooring. Radiator. Stairs to the first floor. Door into the...

LOUNGE

16'2 x 10'5 (4.93m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

19'7 x 11'3 max (5.97m x 3.43m max)

Grey laminate flooring. Range of wall cupboards, base units and worktops with integrated gas hob and eye level oven. Belfast sink. UPVC double glazed window. Open archway leading into the...

SITTING/DINING ROOM EXTENSION

12'9 x 8'7 (3.89m x 2.62m)

Grey laminate flooring. Radiator. Wall mounted Main combi boiler. UPVC double glazed double doors leading into the garden. Velux window. Spotlights. Door into the...

BATHROOM/WC

8'7 x 4'10 (2.62m x 1.47m)

White bath with shower and screen over, low level wc and wash basin within a fitted unit. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Extractor. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

CLOAKROOM/WC

White low level wc and wash basin.

BEDROOM ONE

10'9 x 10'5 (3.28m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'8 x 8'3 (4.17m x 2.51m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'4 x 8'7 max (3.15m x 2.62m max)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

7'9 x 5'7 (2.36m x 1.70m)

Formerly the bathroom. Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE


The property has a large mainly lawned rear garden and a low maintenance mainly paved front garden behind a brick wall.

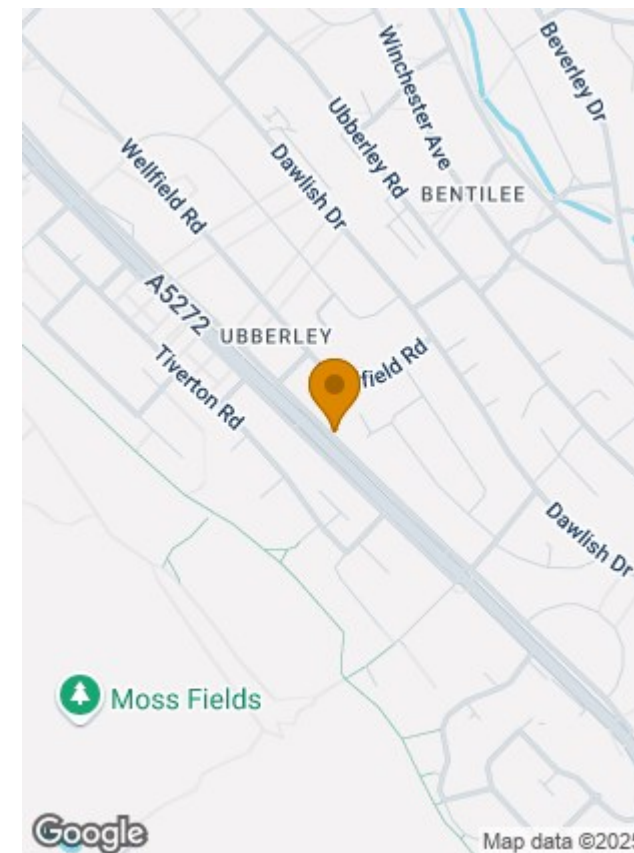
On street parking is available in the area.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	86
(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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