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the best move you'll make

Estate Agents

Letting and Management Specialists



15 Braemar Close, Bucknall, Stoke-On-Trent, ST2 8NL

£230,000

- A Modernised Bungalow
- Fitted Kitchen With Dining Area
- Wet Room
- Block Paved Driveway
- Cul-De-Sac Location With Open Countryside
- Two Bedrooms
- Level Plot
- Detached Garage

A modernised bungalow in a beautiful semi-rural spot!

As you approach this property you are greeted by open countryside at the top of the cul-de-sac. This bungalow has been comprehensively modernised so you just need to bring your furniture!

A gloss grey kitchen benefits from various integrated appliances and space for dining table and chairs, the lounge is very comfortable with a feature fireplace and patio doors leading out into the low maintenance garden. Two bedrooms are located at the front of the property and across the hallway you will find a wet room with an electric shower and part tiled walls.

Outside the bungalow occupies a level plot for easy access and benefits from a large block paved driveway to the front and side and the rear garden is compact and also low maintenance. You will even find a detached garage for additional storage space plus there's no onward chain to slow down your purchase.

We think this property and its location are brilliant so come and see for yourself. For further information contact us.



KITCHEN

17'9 x 8'7 (5.41m x 2.62m)

Range of modern wall cupboards and base units with a gloss grey finish with integrated appliances including electric oven, hob, fridge freezer, washing machine and dishwasher. Grey vinyl flooring. Quartz worktops. Two UPVC double glazed windows. UPVC double glazed external door. Radiator.

LIVING ROOM

18'10 x 11'4 (5.74m x 3.45m)

Grey fitted carpet. New feature fireplace with gas fire. Two radiators. UPVC double glazed windows and doors into the garden. Neutral decor.

BATHROOM ONE

11'5 x 10'10 (3.48m x 3.30m)

Grey fitted carpet. Radiator. Neutral decor. Timber double glazed window.

BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

Grey fitted carpet. Radiator. Neutral decor. Timber double glazed window.

MIDDLE HALL

Grey fitted carpet. Double glazed window. Radiator. Useful internal storage cupboard. Access to the loft housing the central heating boiler.

MODERN WET ROOM

7'5 x 6'5 (2.26m x 1.96m)

Part tiled walls. Electric shower, wash basin and wc. UPVC double glazed window. Radiator. Towel cupboard.

OUTSIDE

The low maintenance rear garden is block paved and there is a landscaped gravelled front garden.

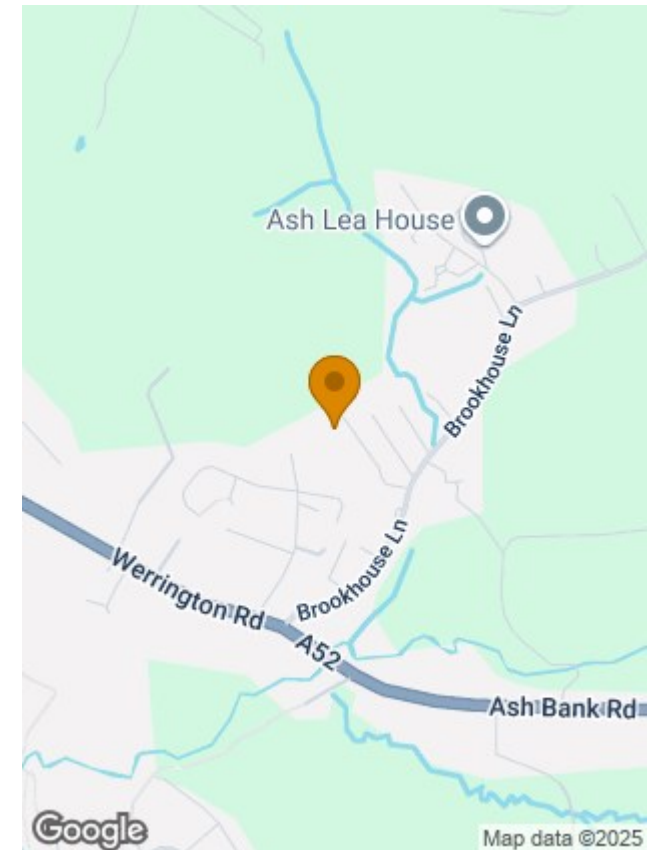
A large block paved driveway leads to the...

DETACHED SINGLE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



MATERIAL INFORMATION

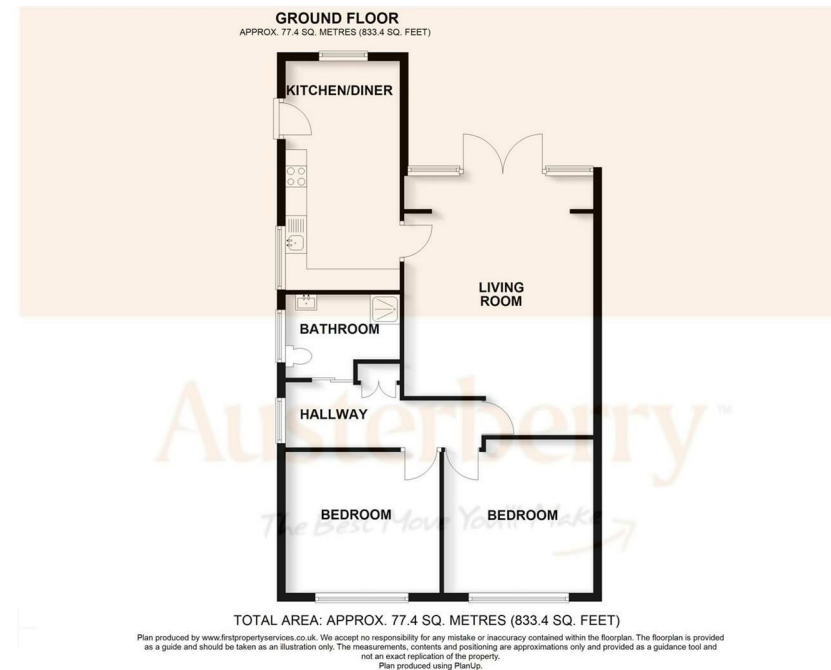
Tenure - Freehold

Council Tax Band - C



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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