

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Orwell Drive, Parkhall, Stoke-On-Trent, ST3 5RZ

£185,000

- Great Location
- Open Views
- Three Bedrooms
- Combi Boiler And UPVC Double Glazing
- Cul De Sac Position
- Home Office/Playroom
- Bath Plus Rainhead Shower Over
- Plenty Of Off Road Parking

A FANTASTIC PARKHALL LOCATION!

Open views to the back and a cul-de-sac location facing Parkhall Country Park are key features of this family sized semi detached house.

There is plenty of parking space at the front of the property and the easy to manage rear garden faces due South. You will also be delighted to see extra space has been created by converting the garage into a really useable home office/playroom.

Inside the house you will find a combined kitchen with dining area, comfortable lounge, three bedrooms and a bathroom with a white suite and a rainhead shower fitting over the bath.

Heating is from a combi boiler, the house has UPVC double glazing and a composite front door. There is also lots of off road parking space.

For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Door leading into the....

LOUNGE

15'2" x 14'6" (4.62m x 4.42m)

Laminate flooring. Radiator. UPVC double glazed bow window. Feature fireplace with living flame open fire. Staircase to the first floor.

KITCHEN WITH DINING AREA

14'6" x 8'4" (4.42m x 2.54m)

Laminate flooring. A range of shaker style wall cupboards and base units with an off white finish and soft close doors and drawers together with Belling gas range cooker, cooker hood and dishwasher. Plumbing for washing machine. Radiator. UPVC double glazed window and sliding patio doors leading out onto the decking. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'1" x 8'0" (4.29m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM TWO

10'0" x 8'0" (3.05m x 2.44m)

Laminate flooring. Radiator. UPVC double glazed window. Wall mounted units.

BEDROOM THREE

9'10" x 6'1" (3.00m x 1.85m)

Fitted carpet. Radiator. UPVC double glazed window. Storage/airing cupboard containing the gas combi boiler.

BATHROOM/WC

6'1" x 6'1" (1.85m x 1.85m)

Laminate flooring. Tiled walls. A white suite featuring a bath with a rainhead shower over, WC and basin within a fitted unit. Stainless steel heated towel rail.

OUTSIDE

The rear garden faces due South, has a big area of decking, open views, lawn and paved patio. There is also an outside tap.

To the front of the house there is an area of lawn and a completely open outlook towards a bank of mature shrubs and trees beyond which is Parkhall Road and Parkhall Country Park.

There is plenty of off road parking on the gravelled drive at the front of the house and double gates lead to the utility room/family room/potential home office (previously in use as a garage).

FAMILY ROOM (PREVIOUSLY A GARAGE)

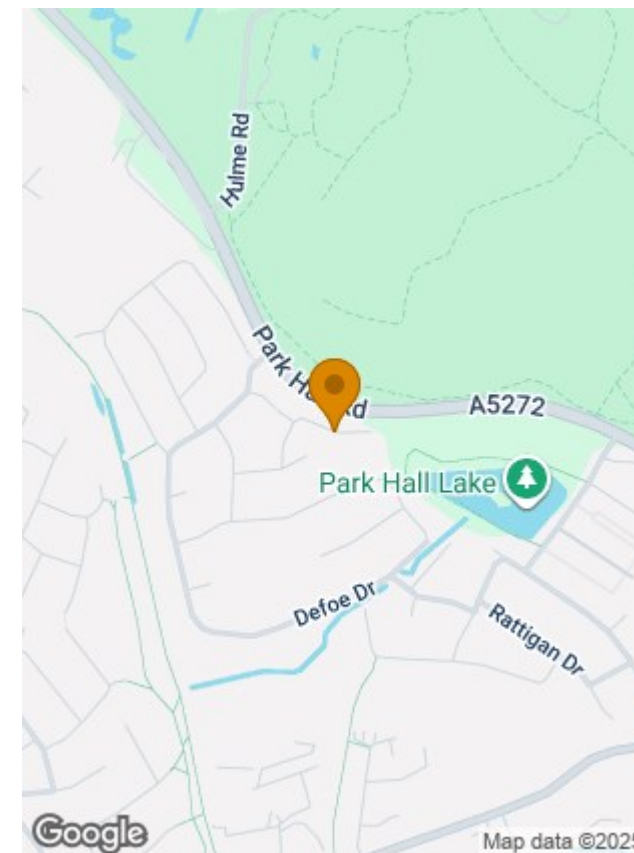
17'1" x 7'10" internal measurements (5.21m x 2.39m internal measurements)

Plastered walls. Light, spotlights, power and internet connection. UPVC double glazed windows with fitted blinds. Roller shutter door and UPVC double glazed side door. There is also a range of cupboards and laminate flooring.





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

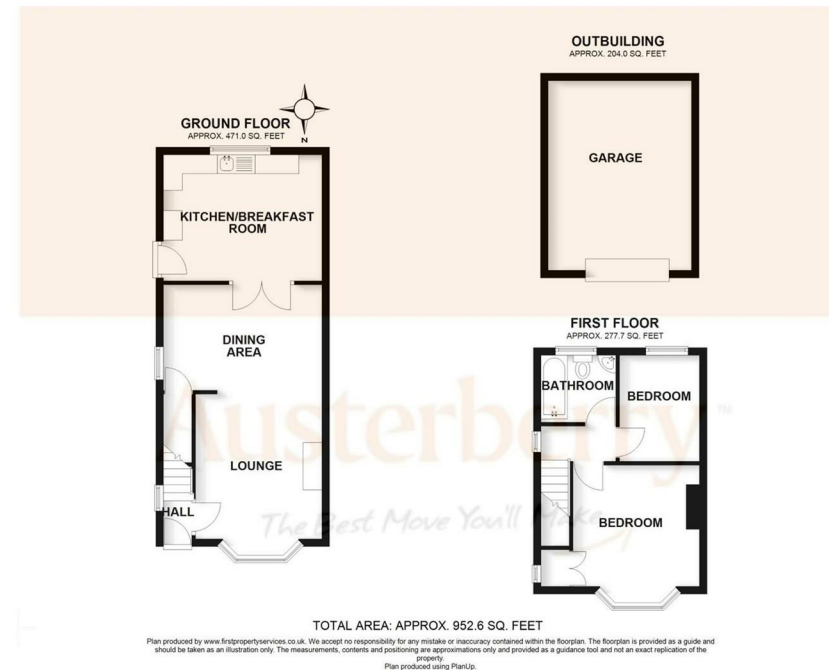
Tenure - Freehold

Council Tax Band - B



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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