

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Neath Close, Meir Hay, Stoke-On-Trent, ST3 1TQ

£215,000

- A Detached Bungalow
- Magnificent Conservatory
- Detached Garage
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- Impressive Garden Room
- Modern Shower Room And Kitchen
- No Onward Chain!

## A DETACHED BUNGALOW WITH A MAGNIFICENT CONSERVATORY!

Many detached bungalows on the market are disappointing in terms of presentation but this property is ready to move into and is being sold with no onward chain!

Features of the property include a magnificent double glazed conservatory which extends across the full width of the property at the rear, a modern shower room and a well fitted kitchen with a range of white high gloss wall cupboards and base units.

There is a block paved driveway to the side of the bungalow leading to a detached garage whilst to the rear is a low maintenance paved garden with a feature pond and an impressive garden room complete with light and power.

N.B. There are solar panels on the property which are leased.

The bungalow has UPVC double glazing throughout as well as gas central heating from a combi boiler and is in a popular location at Meir Hay close to neighbourhood shops and the town centre.

For more information contact us.



## ENTRANCE HALL

Composite double glazed front door. Grey laminate flooring. Double glazed front door. Grey laminate flooring. Radiator. Access to the loft. Storage cupboard containing the Ideal gas combi boiler.

## KITCHEN

10'1 x 7'0 (3.07m x 2.13m)

Range of wall cupboards and base units with a high gloss white finish together with soft close doors and drawers. Part tiled walls. Tile effect laminate flooring. Plumbing for washing machine. Slot in gas cooker and extractor hood. UPVC double glazed window with white plantation shutters.

## LOUNGE

15'1 x 12'0 (4.60m x 3.66m)

Fitted carpet. Radiator. UPVC double glazed bow window with white plantation shutters. Feature fireplace with living flame effect electric fire.

## SHOWER ROOM

6'3 x 5'3 (1.91m x 1.60m)

Panelled walls. Tile effect laminate flooring. White wash basin and wc within a fitted white unit. Room width rain head shower. Stainless steel centrally heated towel rail radiator. UPVC double glazed window.

## BEDROOM ONE

10'7 x 10'2 to face of wardrobes (3.23m x 3.10m to face of wardrobes) Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Complete range of fitted wardrobes, cupboards and drawers to one wall.

## BEDROOM TWO

8'6 x 6'11 (2.59m x 2.11m)

Grey laminate flooring. Radiator. UPVC double glazed double doors with fitted vertical blinds leading into the...

## CONSERVATORY

13'10 x 9'8 max (4.22m x 2.95m max)

Tiled floor. Double radiator. UPVC double glazed windows with fitted vertical blinds and UPVC double glazed doors leading out into the garden.

## OUTSIDE

The rear garden features a big paved patio area, pond, garden shed and...

## IMPRESSIVE GARDEN ROOM

13'3 x 7'4 internal measurements (4.04m x 2.24m internal measurements) Light and power. Fitted blinds.

Tall lockable gates lead into the paved drive and to the...

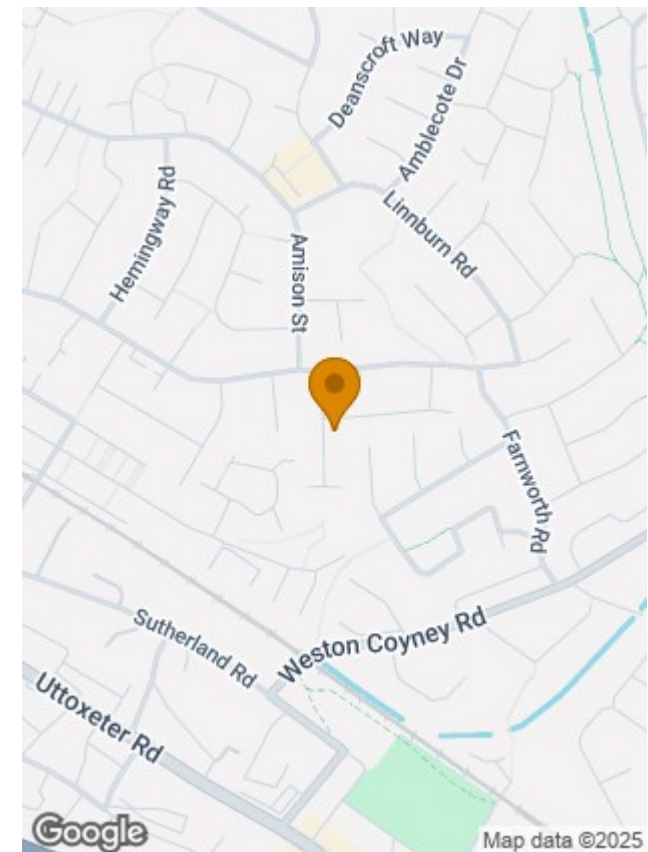
## DETACHED SINGLE GARAGE

Up and over door. UPVC double glazed window and side door.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>93</b> |
| (81-91) <b>B</b>                            | <b>88</b>                                                                                                   |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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](mailto:enquiries@austerberry.co.uk)

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