

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Glandore Road, Park Hall, Stoke-On-Trent, ST3 5QW

£250,000

- A Detached House With Potential
- Large Conservatory
- Drive For At Least Three Cars
- Extra Reception Room/Home Office
- No Onward Chain
- GF Cloakroom and First Floor Shower Room
- Brick Garage
- Close To The County Park And Lake

EXTENDED, DETACHED AND IN A GREAT PARK HALL LOCATION!

We think that this detached house offers an ideal combination of location, accommodation and potential!

An extension to the side has created an extra reception room which does have it's own external door and really would make an ideal home office. To the rear of the property is a fantastic full width double glazed conservatory and in addition you will find there is a ground floor cloakroom/WC as well as a useful utility area.

To the front of the property there is parking for at least three cars on the pressed concrete driveway whilst you see upstairs the third bedroom is very much a bedroom and definitely much more than a box room.

This house has an attached brick garage, stands on a corner plot, has a low maintenance rear garden and is just across the road from Park Hall County Park and Park Hall's own beautiful lake!

For more information call or email us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door and window. Radiator. Under stairs storage cupboard and stairs leading to the first floor.

LOUNGE AND DINING ROOM

24'3" x 11'1" max 9'3" min (7.39m x 3.38m max 2.82m min)

UPVC double glazed window to the front of the room with fitted vertical blinds. Feature fireplace (the gas fire is capped off). Double and single radiators. Double glazed sliding aluminium doors leading into the conservatory.

SITTING ROOM/POTENTIAL HOME OFFICE

18'7" x 7'9" (5.66m x 2.13m/2.74m)

UPVC double glazed window with fitted vertical blinds to the front and side of the room. UPVC front door. There is potential to extend upwards from this room subject to appropriate planning permission.

CONSERVATORY

15'2" x 9'0" (4.62m x 2.74m)

UPVC double glazed windows and external doors all with fitted vertical blinds. Retro-fitted solid roof cladding to help manage heating/shade.

KITCHEN

9'10" x 7'8" (3.00m x 2.34m)

Vinyl flooring. Part tiled walls. White wall cupboards and base units with a high gloss finish. Cooker hood. Double radiator. Plumbing for washing machine. Aluminium window with fitted vertical blinds.

UTILITY ROOM/HALL

With wall cupboard. UPVC double glazed window and rear door. Vinyl flooring.

CLOAKROOM/WC

With white basin and low level WC. UPVC double glazed window. Vinyl flooring.

FIRST FLOOR

LANDING

UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM ONE

12'6" x 9'3" (3.81m x 2.82m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

11'4" 8'3" (3.45m 2.51m)

Radiator. UPVC double glazed window with fitted vertical blinds. Storage cupboard with Vaillant gas combi boiler.

BEDROOM THREE

8'5" x 7'10" (2.57m x 2.39m)

Radiator. UPVC double glazed window with fitted vertical blinds.

SHOWER ROOM

8'9" x 5'6" (2.67m x 1.68m)

Vinyl flooring. Part tiled walls. White low level WC, pedestal wash basin and room width shower. Two UPVC double glazed windows with fitted vertical blinds. Shaver socket.

OUTSIDE

The house occupies a prominent corner plot and to the front there is an extensive pressed concrete driveway for at least three cars.

There is also an extensive rear garden which is largely paved and features raised beds and garden shed.

There is also an.....

ATTACHED BRICK GARAGE

15'10" x 7'6" (4.83m x 2.29m)

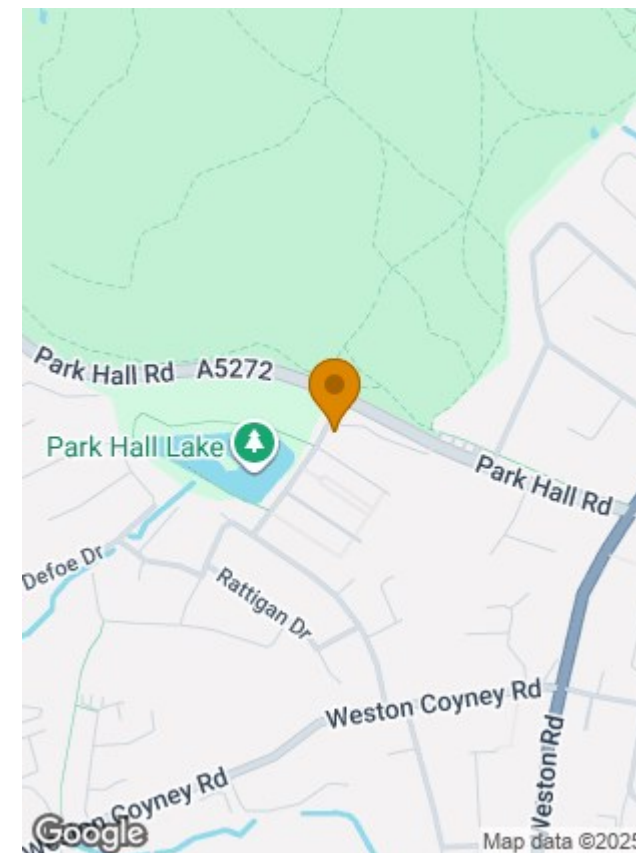
With roller shutter door. Light and power.





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

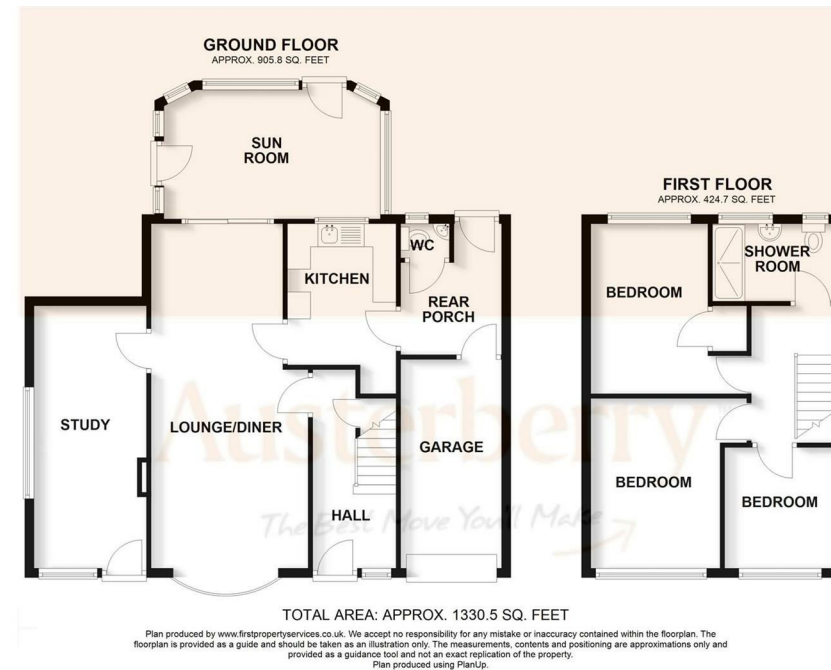
Tenure - Freehold

Council Tax Band - 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 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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