

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Fleckney Avenue, Meir Hay, Stoke-On-Trent, ST3 1TJ

£130,000

- No Chain!
- Fully Fitted Kitchen
- One Bedroom
- Carport
- A Compact Bungalow
- UPVC Conservatory
- Combi Boiler, UPVC DG And Solar Panels
- Low Maintenance Gardens

A compact bungalow available with no chain!

This is a rare opportunity to purchase a one bedroom bungalow in a popular residential location.

Ideal for one or two people, this bungalow offers a fully fitted kitchen with integrated appliances, the lounge is comfortable with a UPVC bay window to the front and the bathroom is fully tiled and well equipped. The bedroom has a range of fitted furniture and leads into a pleasant UPVC conservatory.

Outside the property benefits from a tarmac drive to the front and side along with a covered carport and the rear garden is laid out for low maintenance across three levels.

The property benefits from solar panels (leased via ASHadeGreener), gas central heating from a combi boiler and UPVC double glazing.

Don't miss this opportunity, for more information call or e-mail us.



ENTRANCE HALL

UPVC external door. Fitted carpet. Radiator. Cupboard containing the gas combi boiler.

KITCHEN

12'00 x 5'00 (3.66m x 1.52m)

Range of fitted wall and base units with an integrated gas hob, electric oven, washing machine and low level fridge and freezer. Fully tiled floor and walls. Radiator. UPVC double glazed window.

LOUNGE

15'0 x 9'4 (4.57m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace. Timber clad feature wall.

BEDROOM

12'4 x 8'6 (3.76m x 2.59m)

Fitted carpet. Radiator. Fitted wardrobes and storage. Aluminium sliding door into the...

SMALL CONSERVATORY

8'0 x 5'6 (2.44m x 1.68m)

UPVC double glazed windows and sliding external door. Fitted carpet. Double power socket.

BATHROOM

7'0 x 5'8 (2.13m x 1.73m)

Fully tiled. Bath with shower fitting to the taps, wash basin and wc. UPVC double glazed window. Radiator.

OUTSIDE

The enclosed front garden is paved for low maintenance along with a tarmac driveway and a timber frame carport.

The low maintenance rear garden is paved and gravelled and laid out across three levels with mature shrubs.

There are also leased solar panels of which a copy of the lease information can be requested.





MATERIAL INFORMATION

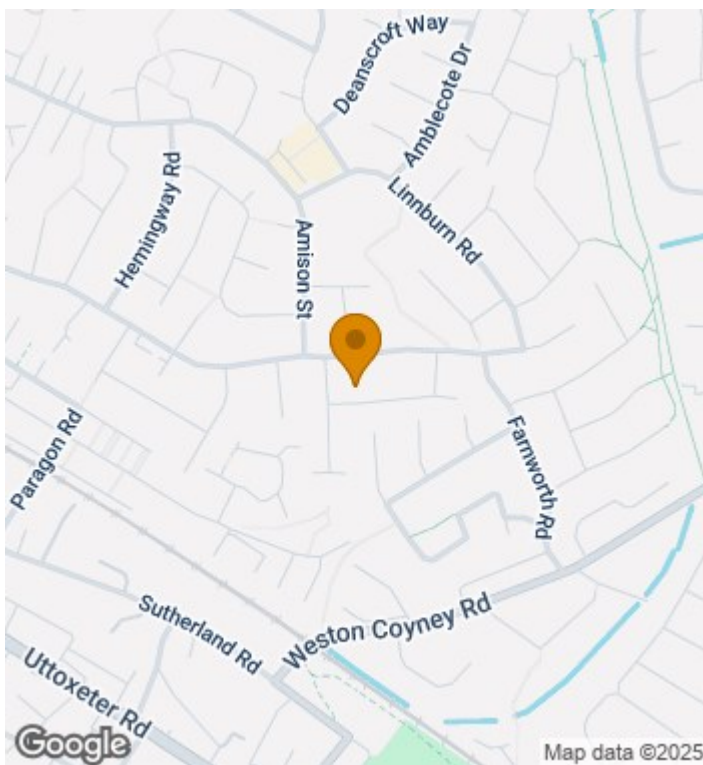
Tenure - Freehold

Council Tax Band - A



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	



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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