

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Tame Walk, Parkhall, Stoke-On-Trent, ST3 5QT

£180,000

- Impressive Family Sized Accommodation
- Sensibly Sized Bedrooms
- Modern Fitted Bathroom + Rain Head Shower
- UPVC Double Glazing
- Open Plan Lounge And Dining Room
- Big Sun Room/Conservatory
- Gas Combi Boiler
- Close To The Lake And Popular School

An impressive family-sized house!

We know that you will be impressed by the fantastic amount of space within this house which is located on the ever popular Park Hall Estate close to the lake and within walking distance of the local primary school!

The lounge and dining room is a huge open plan space complete with a fitted bar and leading into a magnificent sunroom/conservatory which opens into the garden.

All three bedrooms are of a really useful size and the bathroom has been refitted and features a modern suite complete with a rain head shower over the bath.

This house has gas central heating from a combi boiler as well as upvc double glazing throughout, an open outlook to the front and a low maintenance patio style garden at the rear with paving and raised decking.

There is pedestrian access only directly to this house but on street parking is available only yards away.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE AND DINING ROOM

24'0 x 14'3 max, 8'10 min (7.32m x 4.34m max, 2.69m min)

Fitted carpet. Two radiators. Wall mounted living flame effect electric fire. Impressive fitted bar. UPVC double glazed window to the front of the room and UPVC double glazed patio doors at the rear leading into the...

### SUN ROOM/CONSERVATORY

15'8 x 9'5 (4.78m x 2.87m)

Tiled floor. Radiator. UPVC double glazed windows and double doors leading into the garden... all with fitted vertical blinds.

### KITCHEN

9'5 x 7'11 (2.87m x 2.41m)

Range of wall cupboards and base units with a medium timber effect finish. Vinyl flooring. Tiled walls. Cooker hood. UPVC double glazed window and UPVC double glazed side door. Storage recess with shelving.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window. Storage

cupboard with shelving. Access to the part boarded loft via a loft ladder where the gas combi boiler is located.

### BEDROOM ONE

11'10 x 9'3max + recess (3.61m x 2.82mmax + recess)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes with storage cupboards above.

### BEDROOM TWO

12'2 x 8'4 + recess (3.71m x 2.54m + recess)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'10 x 7'11 (2.69m x 2.41m )

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

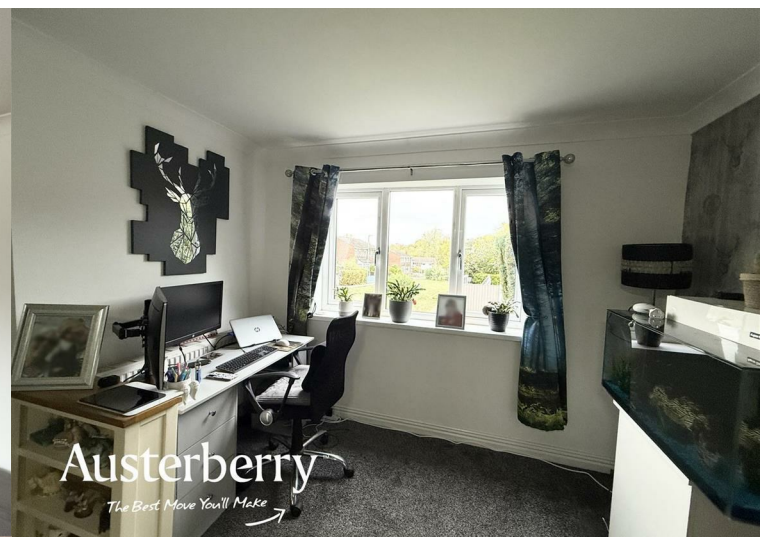
### MODERN BATHROOM

8'6 x 5'2 (2.59m x 1.57m)

Panelled walls. White suite featuring a shaped bath with screen and a rain head shower over, wash basin within a fitted unit and with mixer taps, low level wc. Stainless steel centrally heated radiator. UPVC double glazed window.

### OUTSIDE

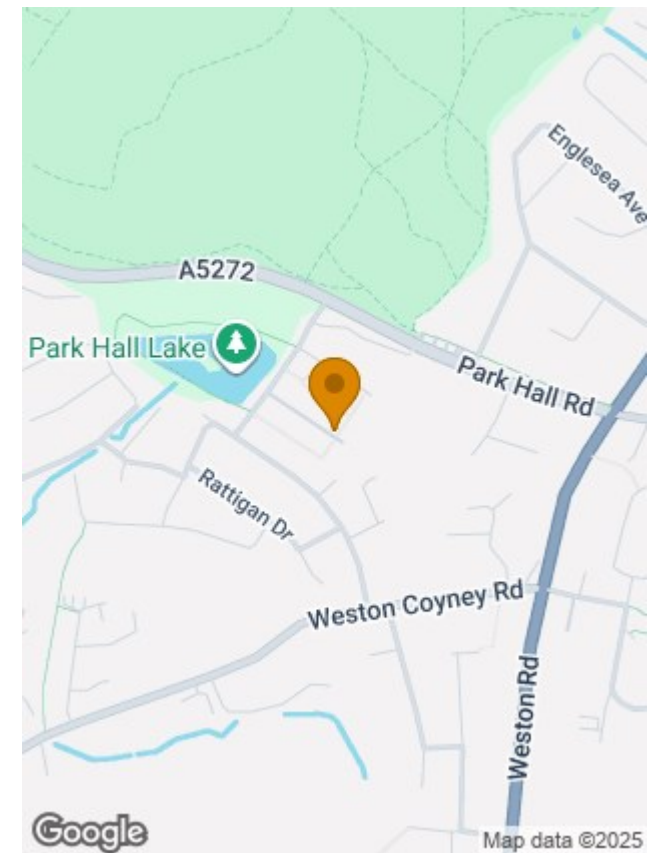
There's an open outlook and lawned open plan garden at the front of the house whilst to the rear there is a low maintenance garden with a large paved patio area, raised decking with lighting, raised bed and a large shed.





## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 69                                                                                                          | 75        |
| (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

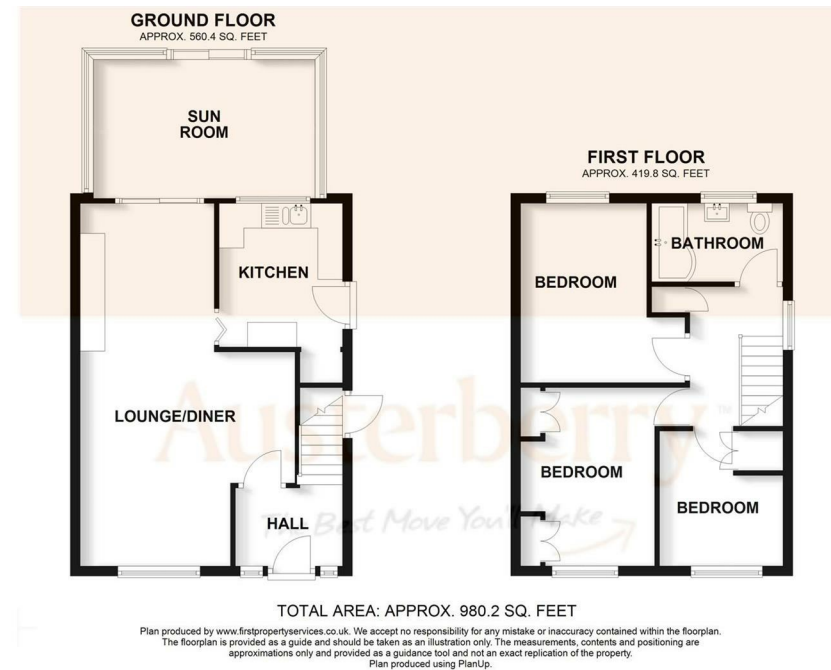
Tenure - Freehold

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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