

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Gawsworth Close, Adderley Green, Stoke-On-Trent, ST3  
5TB

Asking Price

£230,000

- A Detached Bungalow
- Modern Fitted Kitchen With Appliances
- Walk In Wardrobe To Master Bedroom
- Cul-De-Sac Location
- Three Bedrooms
- Living Room/Dining Area
- White Bathroom Suite
- Quality Finish Throughout

The best presented bungalow in the area!

Three bedroom detached bungalows do not get much better than this... with a high quality finish throughout we know you will be impressed.

The modern kitchen offers integrated appliances yet also space for a tall fridge freezer and the living room can accommodate a dining table AND sofas! Three bedrooms are tastefully appointed but the master bedroom also benefits from a BESPOKE walk-in wardrobe with shelves and spotlights and the bathroom has a modern white suite and tiled walls.

Outside the property is also immaculate with a tarmac drive, double gates and a detached garage (WITH A NEW ROOF). The garden is laid out across three levels with raised patio, grass lawn and gravel terraces.

Viewing is a must, contact us today!



## KITCHEN

14'1 x 7'6 (4.29m x 2.29m)

Composite double glazed front door. Immaculate sage colour shaker style kitchen with a range of wall cupboards and base units and an integrated oven and hob. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window. Tiled flooring. Radiator. Spotlights. Gas combi boiler.

## LOUNGE

17'0 x 11'5 (5.18m x 3.48m)

Oak style laminate flooring. Two radiators. UPVC double glazed window.

## BEDROOM ONE

12'9 x 8'8 (3.89m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window. Large bespoke walk in wardrobe with shelving, hanging rails and spotlights.

## BEDROOM TWO

10'5 x 7'4 (3.18m x 2.24m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

7'6 x 6'7 (2.29m x 2.01m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'4 x 5'4 (2.24m x 1.63m)

Tiled floor and walls. Modern white suite consisting of a P shaped bath with shower and screen over, wash basin in a vanity unit and wc. Spotlights. Mirrored unit. Chrome heated towel rail radiator.

## OUTSIDE

The rear garden is laid out across three levels with a paved patio area, gravel beds with sleepers, grass lawn and planted borders.

To the front there is a lawn and a large tarmac driveway with timber double gates leading to the...

## DETACHED GARAGE

17'2 x 8'3 (5.23m x 2.51m)

Up and over door. New flat roof. Light and power.





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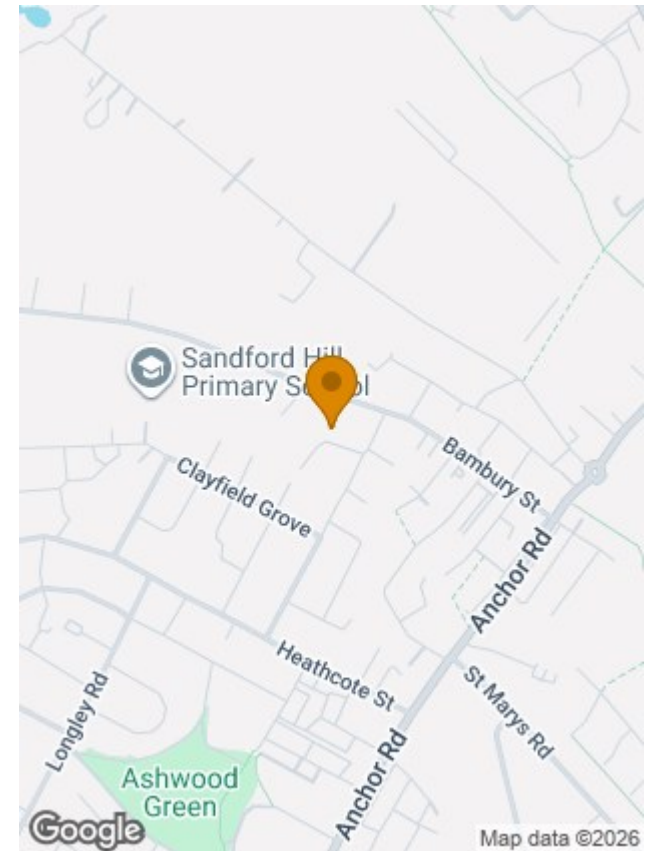


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not 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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