

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Moss Park Avenue, Werrington, Stoke-On-Trent, ST9 0EP

Offers In Excess Of

£210,000

- Three Bedrooms
- Totally Refurbished Accommodation
- UPVC Double Glazing
- New Fitted Kitchen With Appliances
- Prime Werrington Location
- New Combi Boiler
- South Facing Garden
- No Chain!

THREE BEDROOMS, TOTALLY REFURBISHED AND WITH A SOUTH FACING GARDEN!

So many bungalows can be disappointing, but in the case of 46 Moss Park Avenue, we have confidence in telling you that you will be delighted by what you see!

This property has been totally refurbished by the present owners and features not only a brand new fully fitted kitchen with appliances, a new fitted shower room but also a new gas combi boiler, new fitted carpets and floor coverings and fresh decoration throughout.

There is plenty of off-road parking space in the sweeping tarmac driveway, a detached single garage to the rear of the property, a charming south-facing rear garden and even a gateway through to a grassed amenity area at the rear.

Please note that this property is vacant and being sold with no onward chain.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Fitted mat. Radiator. Storage cupboard.

NEWLY FITTED SHOWER ROOM

8'7 x 5'2 (2.62m x 1.57m)

New vinyl flooring. White low level wc, wash basin within a fitted unit and a walk in rain head shower. Vertical towel rail radiator. UPVC double glazed window.

BRAND NEW FITTED KITCHEN

9'8 x 7'11 (2.95m x 2.41m)

Impressive range of wall cupboards and base units finished in white and complete with soft close doors and drawers and a range of new integrated appliances with electric hob, cooker hood, eye level oven, fridge freezer, washer dryer and slimline dishwasher. Part tiled walls. Contemporary vertical style radiator. UPVC double glazed window and rear door.

BEDROOM ONE

12'4 x 10'9 (3.76m x 3.28m)

New fitted carpet. Radiator. UPVC double glazed windows. Storage cupboard.

BEDROOM THREE

9'8 x 6'5 (2.95m x 1.96m)

New fitted carpet. Radiator. UPVC double glazed window. Access to the boarded loft via a drop down ladder which holds the new gas combi boiler.

BEDROOM TWO

13'0 x 8'3 (3.96m x 2.51m)

New fitted carpet. Radiator. UPVC double glazed window.

LOUNGE

13'5 x 10'7 (4.09m x 3.23m)

New fitted carpet. Radiator. Lovely feature fireplace with living flame effect electric fire. UPVC double glazed sliding patio doors leading into the garden.

OUTSIDE

The rear garden faces due south and is very much a feature of the bungalow with a large paved patio, lawns and a variety of beautiful and mature shrubs and ornamental trees. There is a gateway through to a very pleasant grassed amenity area beyond.

There's a neat front garden with a lawn and shrubs and a sweeping tarmac driveway edged with block paving which extends through double wrought iron gates to the side of the property where there is a cold water tap and a...

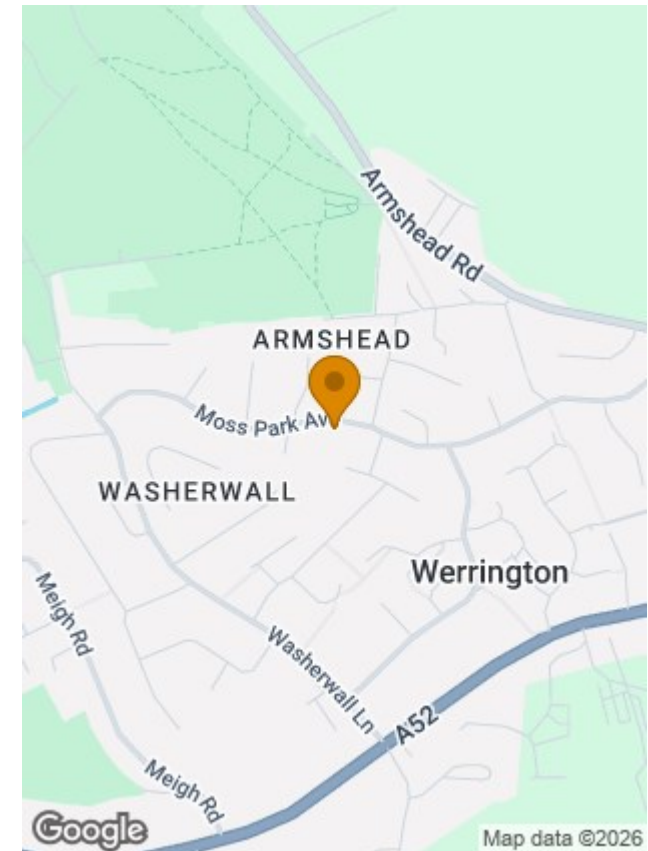
DETACHED SINGLE GARAGE

Power sockets.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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 - 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

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