

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



38 Hawarden Way, Caverswall, Stoke-On-Trent, ST3 6SQ

£187,000

- Two Bedrooms
- White Bathroom Suite
- UPVC Double Glazing
- Enclosed Rear Garden
- Open Plan Kitchen And Living Area
- Combi Boiler
- Ready To Move Into
- Double Width Driveway

A beautifully presented two-bedroom semi-detached home, situated on a popular modern development, offering stylish and practical living throughout.

The heart of the home is the contemporary open-plan kitchen, complete with an integrated gas hob, electric oven and breakfast bar, flowing seamlessly into a comfortable lounge. Patio doors open onto the enclosed rear garden, creating the perfect space for relaxing or entertaining, with paved seating areas and a well-maintained lawn.

Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom featuring a white suite with a shower over the bath.

Further benefits include a convenient ground floor WC, gas central heating via a combi boiler with split-level heating controls for added efficiency, and a double driveway providing off-road parking.

An ideal first-time purchase, or home for those looking to downsize, this attractive property is ready to move straight into. Contact Austerberry today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted floor mat. Radiator.

CLOAKS/WC

Wood effect vinyl flooring. Radiator. Wash basin and wc.

OPEN PLAN KITCHEN AND LIVING AREA

KITCHEN

Range of modern grey wall cupboard and base units with integrated oven and gas hob. Plumbing for washing machine. Space for low level fridge and freezer. Cupboard containing the gas combi boiler. UPVC double glazed window. Breakfast bar. Wood effect vinyl flooring.

LIVING AREA

24'7 x 12'8 (7.49m x 3.86m)

Fitted carpet. UPVC double glazed patio doors. Two radiators. Stairs to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'7 x 10'2 (3.84m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

BEDROOM TWO

12'7 x 6'11 (3.84m x 2.11m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BATHROOM

6'9 x 5'11 (2.06m x 1.80m)

White suite consisting of a bath with shower and screen over, wash basin and wc. Part tiled walls. Grey vinyl flooring. Radiator,

OUTSIDE

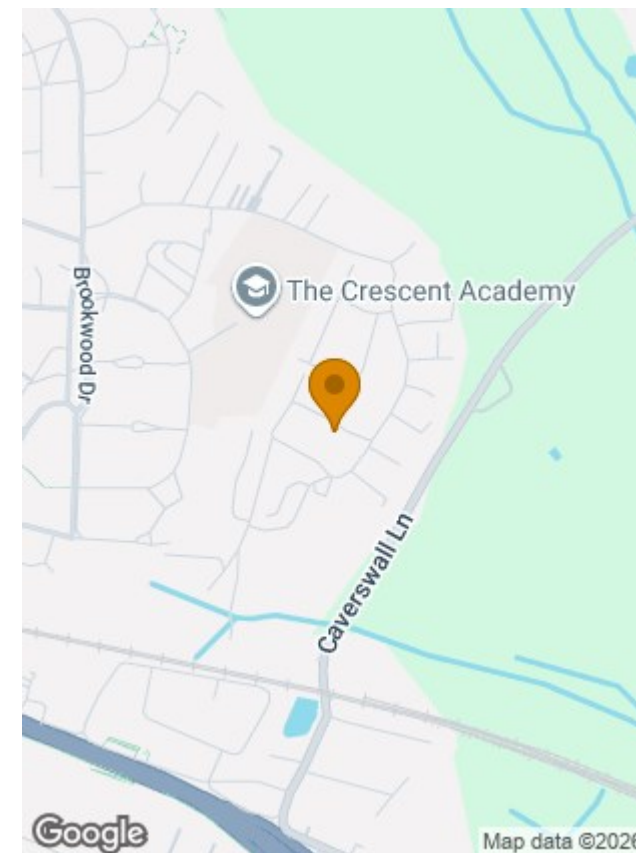
There is a tarmac driveway to the front of the property offering parking for two vehicles.

The enclosed rear garden has a lawn, paved patio and paved seating area at the top of the garden. There is also an outside tap and an external double power socket.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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

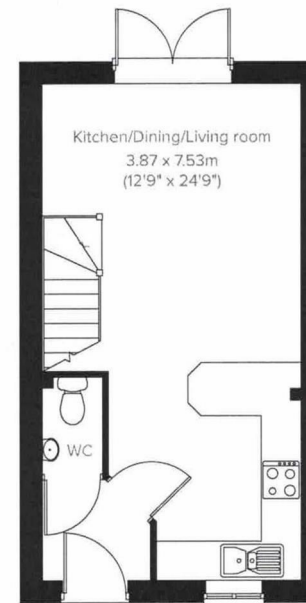
Tenure - Freehold

Council Tax Band - B

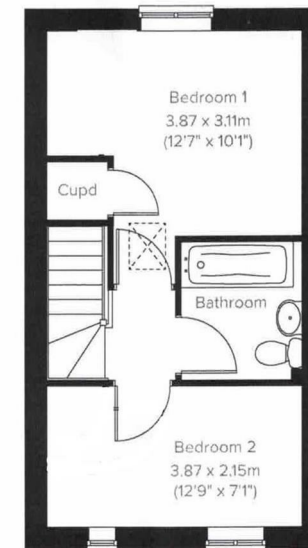


PLEASE NOTE

- * 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.



GROUND FLOOR



1ST FLOOR

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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