

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Gardiner Drive, Longton, Stoke-On-Trent, ST3 2RQ

£170,000

- A Detached Bungalow
 - No Chain!
- UPVC Double Glazing
- Block Paved Driveway
- Two Bedrooms
- General Updating Required
- Combi Boiler
- Popular & Convenient Location

GREAT LOCATION AND POTENTIAL FOR UPDATING!

Gardner Drive is within walking distance of Longton Town Centre and this detached bungalow is being sold with no onward chain.

The property has gas central heating from a combi boiler as well as UPVC double glazing. There is a block paved driveway to the side of the property and an enclosed south-south westerly facing garden to the rear and accommodation which is probably larger than you might expect for a bungalow of this type.

We anticipate that the buyers will wish to carry out a general scheme of updating and modernisation including kitchen, bathroom, decoration etc but we're confident that the results will be well worth the effort.

For more information call or e-mail us.



ENTRANCE HALL

Aluminium double glazed front door. Radiator. Fitted carpet. Coat cupboard. Airing/storage cupboard with Baxi gas combi boiler. Access to the loft.

KITCHEN

9'4 x 8'10 max (2.84m x 2.69m max)

Range of wall cupboards and base units with an off white finish. UPVC double glazed window with fitted roller blind. Plumbing for washing machine. Gas cooker point. Part tiled walls. Double radiator.

BEDROOM TWO

9'10 x 9'7 (3.00m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM ONE

10'10 x 9'11 (3.30m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

BATHROOM/WC

7'2 x 6'4 (2.18m x 1.93m)

White suite consisting of a pedestal wash basin, low level wc and panelled bath with shower fitting over. Tiled floor and walls. Radiator. UPVC double glazed window with fitted roller blind.

LOUNGE

14'11 x 11'2 (4.55m x 3.40m)

Fitted carpet. Radiator. Large UPVC double glazed window with fitted vertical blinds. Feature fireplace with mirrored over mantel with living flame effect electric fire. Radiator. Open archway leading into the...

DINING AREA

8'11 x 7'9 (2.72m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Serving hatch from the kitchen.

OUTSIDE


The enclosed rear garden faces south-southwest and features a lawn and borders in addition to a SUMMER HOUSE

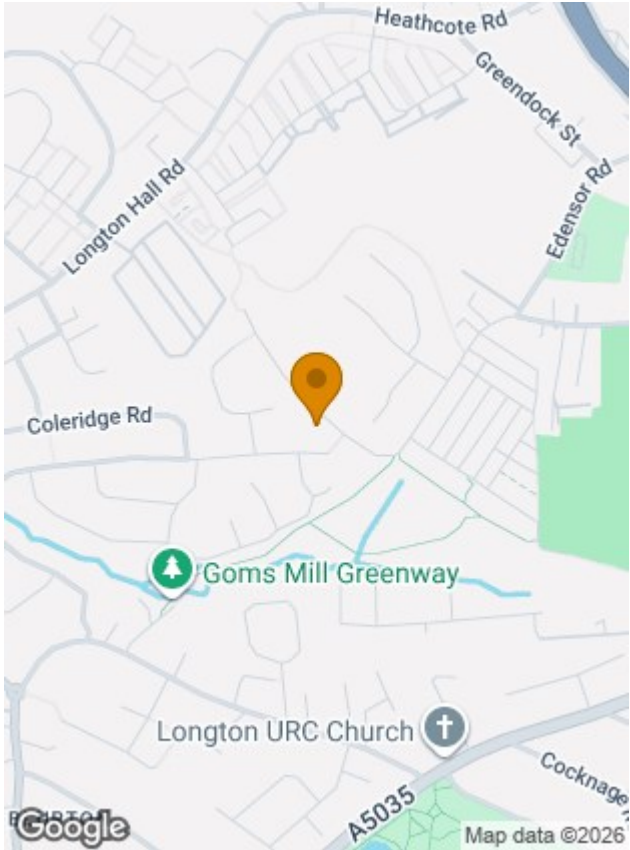
There is a paved open plan front garden and a block paved driveway leading to the...

DETACHED SINGLE GARAGE/STORE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

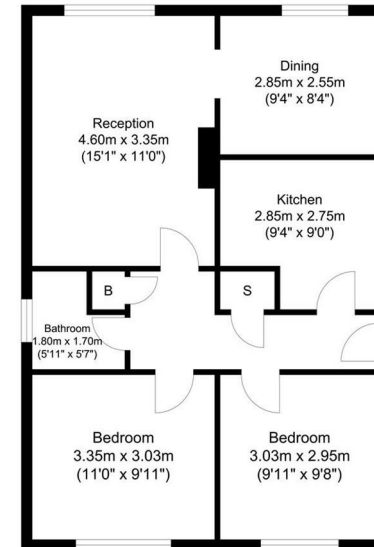
Tenure - Freehold

Council Tax Band - C



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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