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Estate Agents

the best move you'll make

Letting and Management Specialists



11 Alanbrook Grove, Lightwood, Stoke-On-Trent, ST3 7ES

£200,000

- A Semi-Detached Bungalow
- Large Lounge/Dining Room
- Gas Central Heating
- Detached Garage
- Full Width Extension
- Two Sensibly Proportioned Bedrooms
- UPVC Double Glazing
- No Chain!

An extended bungalow in a prime location!

A full width extension across the rear of this semi-detached bungalow means that it can offer a large and impressive reception room with an open outlook over the garden as well as a most useful sunroom/ utility room/ porch.

The bungalow is well presented and whilst it might benefit from some general updating in time its certainly ready to move into.

Both bedrooms are of sensible proportions, the windows throughout are UPVC double glazed units and the property has the benefit of gas central heating as well as a long paved driveway and a detached single garage.

See our online virtual tour and for more information call or e-mail us.





ENTRANCE HALL
UPVC double glazed front door with fitted blind. Fitted carpet. Radiator. Access to the loft via a loft ladder - the loft contains the gas central heating boiler.

BEDROOM ONE
13'1 into bay x 9'2 to the front of wardrobes (3.99m into bay x 2.79m to the front of wardrobes)
Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes with storage cupboards over.

BEDROOM TWO
9'10 x 8'6 max (3.00m x 2.59m max)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes and dressing table. Airing cupboard with insulated hot water cylinder.

BATHROOM/WC
5'10 x 5'6 (1.78m x 1.68m)
Tiled floor and walls. White suite complete with shower curtain over the bath. UPVC double glazed window with fitted vertical blinds. Radiator.

LOUNGE AND DINING ROOM
19'0 x 14'0 (5.79m x 4.27m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Feature timber fireplace surround with marble hearth and inserts and living flame effect electric fire.

KITCHEN
9'4 x 8'10 (2.84m x 2.69m)
Wall cupboards, base units and worktops. Breakfast bar. Plumbing for washing machine. Tiled floor and walls. UPVC double glazed window to the side of the room with fitted vertical blinds. Door leading into the...

SUN ROOM/ UTILITY/ PORCH
10'9 x 5'0 (3.28m x 1.52m)
Tiled floor. UPVC double glazed window with fitted vertical blinds. UPVC double glazed external door.

OUTSIDE
The enclosed rear garden has a paved patio area, lawn, beds and borders.

To the front of the property is a walled lawned garden with established shrubs.

Double gates lead into the long paved driveway which in turn leaves to the...

DETACHED SINGLE GARAGE
Up and over door. Light. UPVC double glazed window.







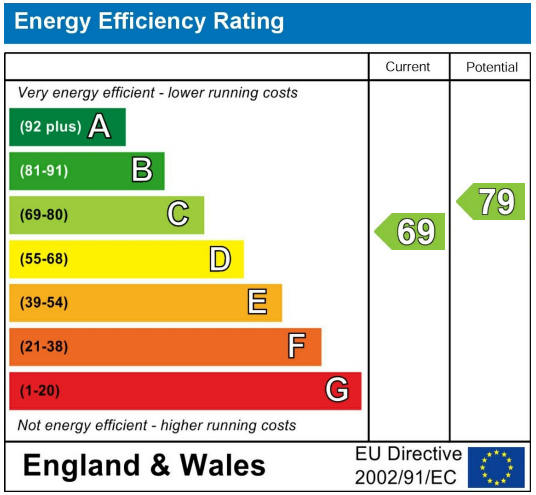




MATERIAL INFORMATION

Tenure - Freehold

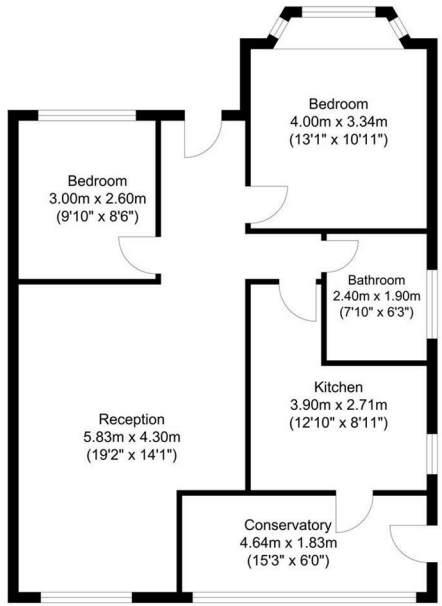
Council Tax Band - C











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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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