

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



643 Dividy Road, Bucknall, Stoke-On-Trent, ST2 0AG

£170,000

- Three Bedrooms
- Conservatory
- Off Road Parking
- Rear Garden With Artificial Lawn
- Kitchen Diner
- White Bathroom Suite
- Carport
- Convenient Location!

We are delighted to bring to the market this well-proportioned three-bedroom semi-detached home which offers practical family accommodation in a convenient residential location!

The property features a spacious kitchen-diner, providing plenty of room for everyday family life, dining, and entertaining. To the rear, a conservatory adds valuable additional living space and offers a pleasant area to relax while overlooking the garden.

Upstairs, the home benefits from three well-sized bedrooms, making it well suited to families, first-time buyers needing extra space, or those working from home. There is also a tasteful family bathroom which is part tiled and features a bathtub with an overhead shower.

Externally, the property offers off-road parking to the front along with a rear garden space that complements the internal accommodation.

Conveniently located for local amenities, schools, and transport links, this property offers a solid combination of space, practicality, and potential!

We would be pleased to make arrangements to show you around! Call or e-mail us to arrange your viewing.



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GROUND FLOOR

PORCH

Tiled floor. UPVC double glazed front door.

HALL

UPVC double glazed window. Fitted carpet. Radiator. Stairs to the first floor.

KITCHEN DINER

19'8 x 11'7 max, 8'3 min (5.99m x 3.53m max, 2.51m min)

Tiled floor. Radiator. Two UPVC double glazed windows. Range of wall cupboards and base units. Store cupboard. Wall mounted extractor fan.

LIVING ROOM

16'3 x 10'5 (4.95m x 3.18m)

Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

CONSERVATORY

11'7 x 8'0 (3.53m x 2.44m)

Tiled floor. Radiator. UPVC double glazed windows and doors (with vertical blinds) leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard with Worcester combi boiler (approx. 2 years old). Access to the boarded loft via a loft ladder.

BEDROOM ONE

13'8 x 11'7 max, 8'4 min (4.17m x 3.53m max, 2.54m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'9 x 10'5 (3.28m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

10'5 max, 6'1 min x 8'7 max, 5'8 min (3.18m max, 1.85m min x 2.62m max, 1.73m min)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

Vinyl flooring. Radiator. Bath with shower over, wash basin and wc. Part tiled walls. UPVC double glazed window.

OUTSIDE

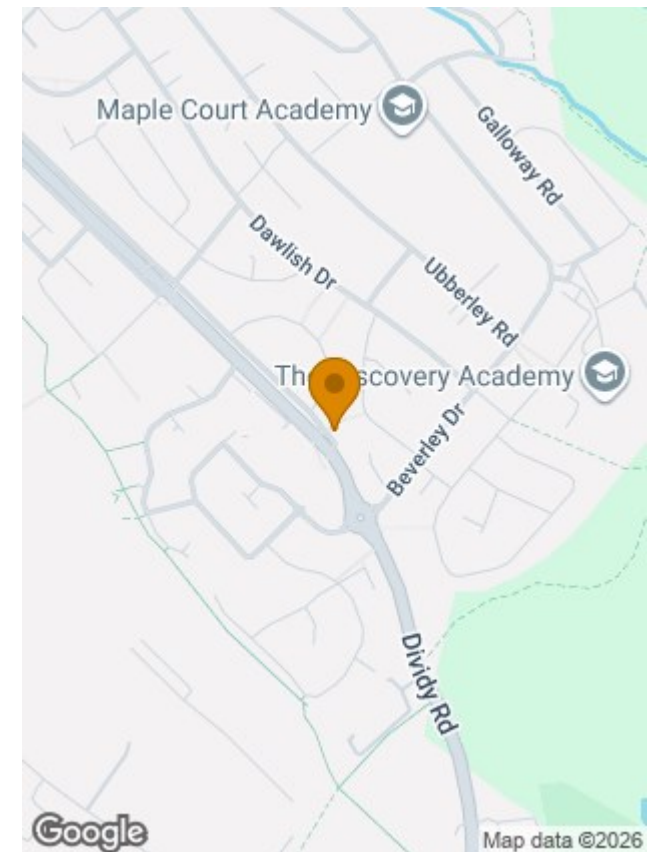
There is a lawn and driveway for off road parking at the front of the house.

To the rear is a patio, raised decking area and artificial lawn with a further seating/barbecue area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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

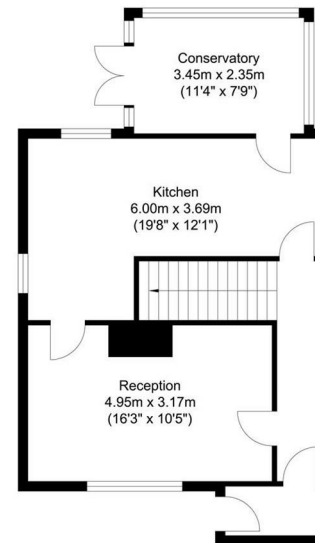
Tenure - Freehold

Council Tax Band - A

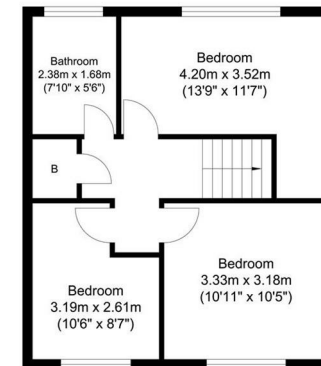


PLEASE NOTE

- * 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



First 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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