Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Houseman Drive, Park Hall, Stoke-On-Trent, ST3 5SB

£230,000

- A Detached Bungalow
- Lounge With Dining Space
- Modern Shower Room
- Garage
- Three Bedroom
- Fitted Kitchen
- Block Paved Drive
- Parkhall Location

An Impressive Three-Bedroom Detached Bungalow in Sought-After Parkhall!

Situated in the popular residential area of Parkhall, this beautifully presented three-bedroom detached bungalow offers spacious, move-in-ready accommodation on a generous plot.

The property boasts a stylish shaker-style kitchen with integrated cooking appliances, a spacious lounge with feature fireplace and dining area, three well-proportioned bedrooms and a modern shower room with walk-in shower.

Externally, the property continues to impress with a block-paved driveway, detached garage with light and power, and a beautifully landscaped rear garden featuring a paved patio, two lawned areas and attractive raised gravel beds.

Perfect for those seeking comfortable single-storey living with fantastic outdoor space. Early viewing is highly recommended! Contact Austerberry today to arrange your viewing.





GROUND FLOOR

ENTRANCE HALL
Double glazed composite front door. Wood effect laminate flooring. Two radiators. Access to the loft. Cupboard containing the Worcester combi boiler.

KITCHEN
10'3 x 7'8 (3.12m x 2.34m)
Range of cream coloured shaker style wall cupboards and base units with integrated five ring gas hob and electric oven. Plumbing for washing machine. Space for fridge freezer and tumble dryer. Breakfast bar. UPVC double glazed window. Tiled splashback.

LOUNGE WITH DINING SPACE
20'2 x 11'6 (6.15m x 3.51m)
Fitted carpet. Two radiators. UPVC double glazed windows. Feature fireplace with electric fire. Wall lights.

BEDROOM ONE
13'9 x 8'5 (4.19m x 2.57m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with mirrored doors.

BEDROOM TWO
10'11 x 7'8 (3.33m x 2.34m)
Fitted carpet. Radiator. UPVC double glazed window. Electric wall mounted fire.

BEDROOM THREE
7'9 x 7'4 (2.36m x 2.24m)
Fitted carpet. Radiator. UPVC double glazed window.

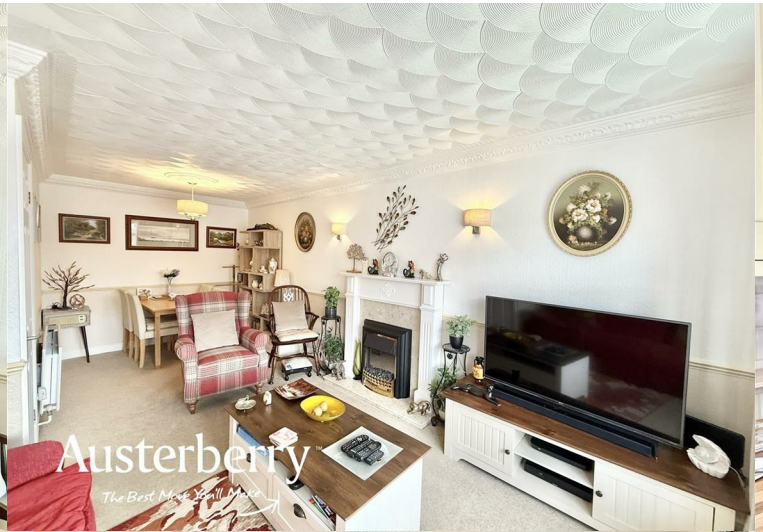
SHOWER ROOM
7'9 x 5'6 (2.36m x 1.68m)
Modern suite consisting of a large walk in shower with glass screen, wash basin within a vanity unit and wc. Tiled floor and walls. Chrome heated towel rail radiator. UPVC double glazed window. Wall lights.

OUTSIDE
The rear garden is beautifully landscaped with a paved patio, two lawns, mature planted shrubs and gravel beds.

There is a lawned garden with borders to the front of the property and a block paved driveway which leads to the...

DETACHED BRICK GARAGE
15'3 x 8'4 (4.65m x 2.54m)
Up and over door. Light and power.








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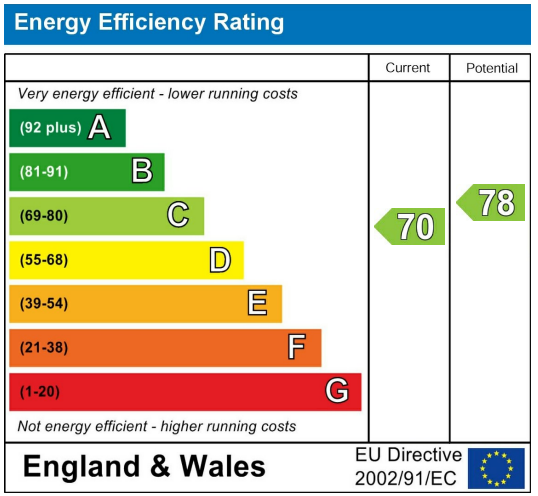

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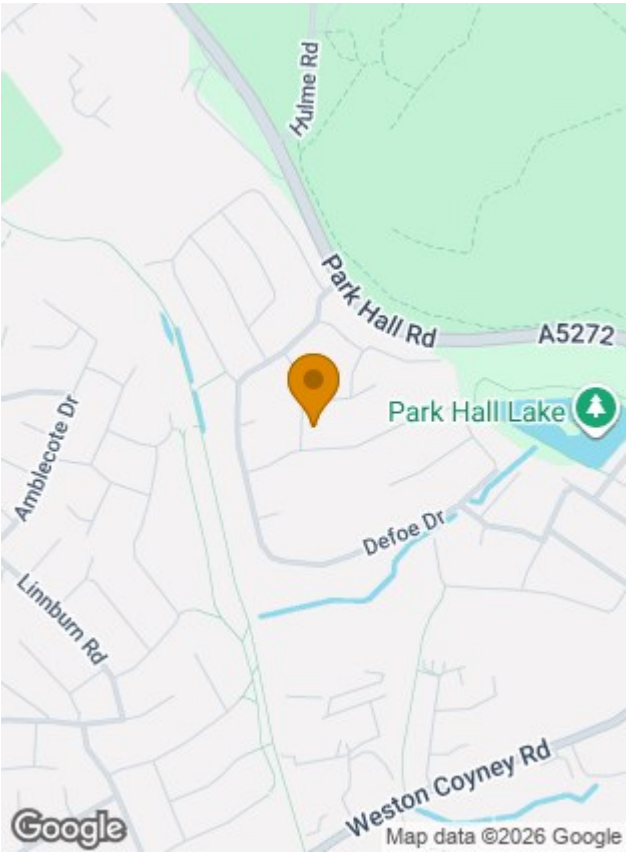

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
78
England & Wales
EU Directive 2002/91/EC


Hulme Rd
Park Hall Rd
A5272
Park Hall Lake
Amblecote Dr
Defoe Dr
Linnburn Rd
Weston Coyney Rd
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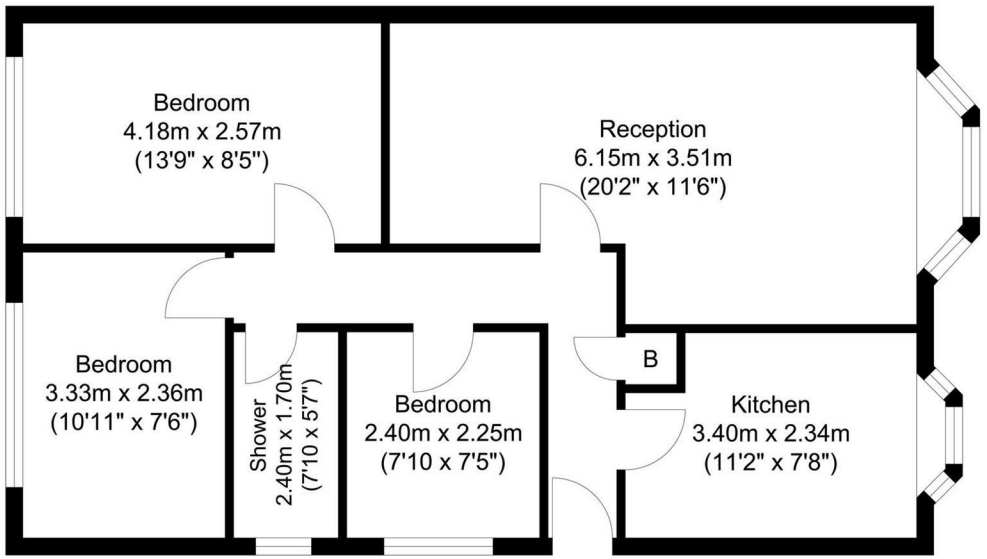
MATERIAL INFORMATION

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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