

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



55 Westacre, Bucknall, Stoke-On-Trent, ST1 6AF

£140,000

- Well Presented!
- Fitted Kitchen
- White Bathroom Suite
- No Chain!
- Two Bedrooms
- Conservatory
- UPVC Double Glazing & Combi Boiler
- Detached Garage

Offered to the market with no onward chain, this well-presented two-bedroom mid-townhouse in the popular residential area of Westacre, Bucknall presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The property offers well-proportioned accommodation throughout, featuring a comfortable living space, a fitted kitchen and the added benefit of a conservatory, providing a versatile additional reception area overlooking the rear garden. To the first floor are two generously sized bedrooms and a family bathroom.

Being vacant, the property is ready for immediate occupation, allowing purchasers to move quickly without the delays of an onward chain. Conveniently situated close to local amenities, schools and excellent transport links, this home combines practicality with an attractive location.

Early viewing is highly recommended to appreciate the accommodation and opportunity this fantastic home has to offer! For further information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Laminate flooring. UPVC double glazed front door.

LIVING ROOM

14'6 x 11'4 (4.42m x 3.45m)

Laminate flooring. Radiator. UPVC double glazed window. Stairs to the first floor.

KITCHEN

14'7 x 7'11 (4.45m x 2.41m)

Vinyl flooring. Radiator. UPVC double glazed window. Range of fitted wall cupboards and base units. Part tiled walls. Store cupboard. UPVC double glazed rear door into the...

CONSERVATORY

11'3 x 7'3 (3.43m x 2.21m)

Vinyl flooring. Two radiators. UPVC double glazed windows and UPVC double glazed door leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard containing the gas combi boiler. Access to the loft.

BEDROOM ONE

12'9 x 8'3 (3.89m x 2.51m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

10'8 x 8'6 (3.25m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BATHROOM

7'11 max x 6'8 max (2.41m max x 2.03m max)

Fitted carpet. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Tiled walls.

OUTSIDE

There is shared access to a driveway at the front of the property providing off road parking.

To the rear there is a paved area with borders containing plants/shrubs.

DETACHED GARAGE

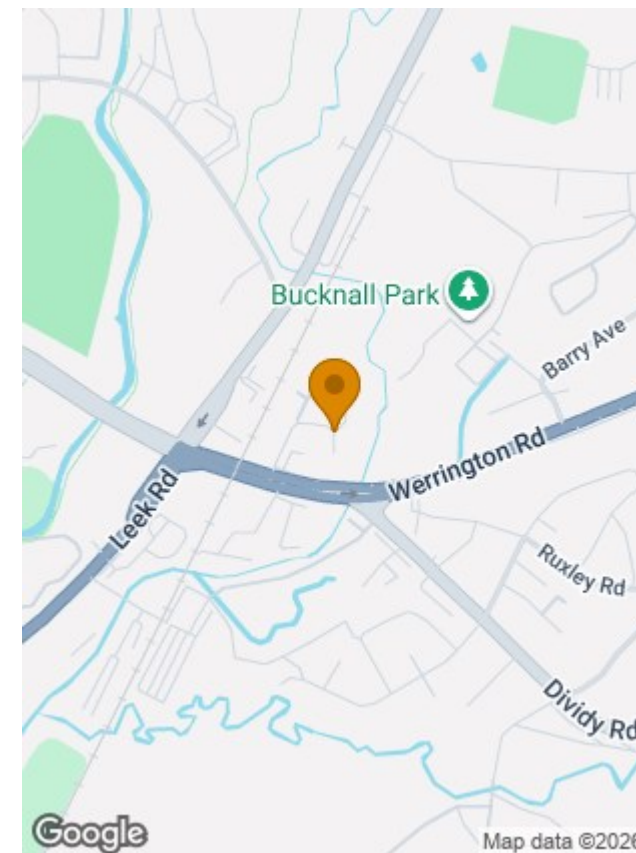
Located at the end of the road.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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.

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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