

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Brendale Close, Hanford, Stoke-On-Trent, ST4 4RG

£220,000

- A Detached Bungalow With Potential
  - No Chain
  - Gas Central Heating
  - Shops Nearby
- Two Bedrooms
  - Double Glazing
  - Detached Brick And Tile Garage
  - Cul-De-Sac Location

## A DETACHED BUNGALOW WITH FANTASTIC POTENTIAL!

Tucked away at the head of a peaceful cul-de-sac off Wilson Road, 12 Brendale Close offers both comfort and convenience, with local shops and transport links just a short distance away.

This appealing detached bungalow features two bedrooms, gas central heating, and double glazing throughout. Outside, you'll find easily maintained gardens and a detached brick-and-tile garage providing excellent storage or parking space.

The property has been freshly redecorated and benefits from newly fitted carpets, making it ready for immediate occupation yet still offering scope to add your own personal touch.

See our online virtual tour and for more information please contact us.



## PORCH

UPVC double glazed windows and external door.

## HALL

Double glazed door and window. Double radiator. Tiled floor. Storage cupboard with Worcester gas central heating boiler.

## KITCHEN

9'7 x 9'4 (2.92m x 2.84m)

Range of white wall cupboards and base units with worktop and sink unit. Radiator. Tiled floor. UPVC double glazed window with fitted venetian blinds. UPVC double glazed external door.

## LOUNGE

16'10 x 10'10 (5.13m x 3.30m)

Fitted carpet. Two radiators. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

## INNER HALL

Fitted carpet. Access to the loft. Airing/storage cupboard with insulated hot water cylinder.

## BEDROOM ONE

13'2 x 7'11 to face of wardrobes (4.01m x 2.41m to face of wardrobes) Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes.

## BEDROOM TWO

10'4 x 9'7 (3.15m x 2.92m)

Radiator. UPVC double glazed window with fitted vertical blinds.

## SHOWER ROOM

7'1 x 5'10 (2.16m x 1.78m)

White low level wc, pedestal wash basin and a corner shower. Radiator. UPVC double glazed window with fitted venetian blinds. Part tiled walls. Fitted mirror. Wall mounted electric heater.

## OUTSIDE

The bungalow stands at the head of the cul-de-sac with a lawn and well stocked borders to the rear together with a timber shed. Whilst to the rear of the property there is a lawned garden.

There's a paved drive at the side and front of the property leading to the...

## DETACHED BRICK AND TILE GARAGE

Up and over door. Power.





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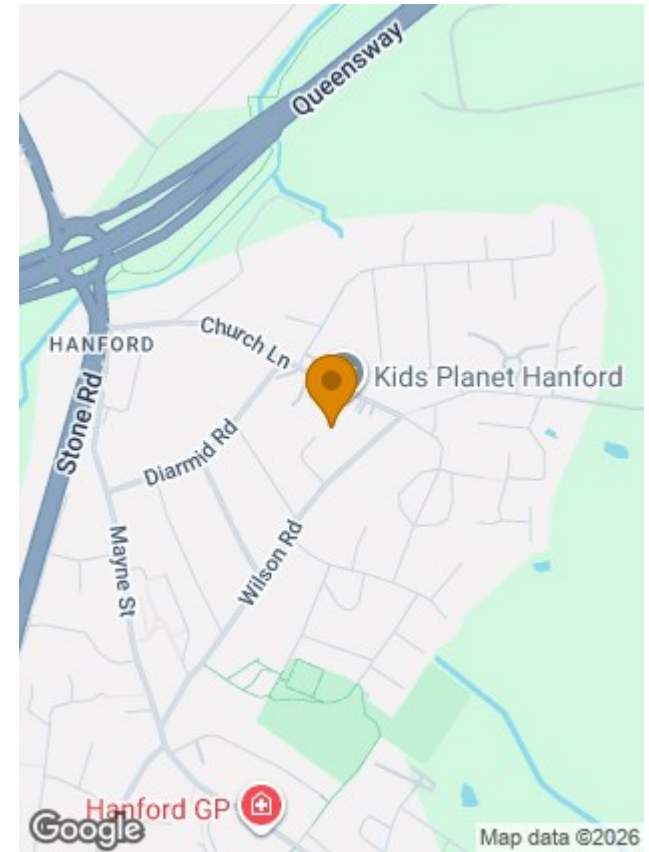
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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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 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](mailto:enquiries@austerberry.co.uk)

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