

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



44 Helston Avenue, Meir Hay, Stoke-On-Trent, ST3 5TN

Offers In The Region Of

£240,000

- A Detached Bungalow
- Three Bedrooms
- Modern White Shower Room
- Garage
- Fully Refurbished
- Exceptional Fitted Kitchen
- Level Plot
- No Chain!

Stop searching, this is one of the best bungalows you will ever see!

This property is tucked away at the top of Helston Avenue and has been comprehensively refurbished.

Features include an exceptional fitted kitchen with a range of integrated appliances and induction hob and the shower room has a large walk in shower along with fully tiled walls and a modern white suite.

The house has also been plastered, freshly decorated and benefits from new flooring throughout and a nice touch has to be the oak veneer internal doors and composite external door. Outside the property has a sweeping tarmac drive which leads down to the detached garage.

The house occupies a level plot with low maintenance gardens to the front and rear and what's more is a brand new combi boiler has been installed as well as a full electrical rewire.

Available with no onward chain, viewing is strongly recommended!

For more information contact us.



## GROUND FLOOR

### ENTRANCE HALL

New composite front door. New laminate flooring. Radiator. Cupboard containing a new Baxi combi boiler.

### KITCHEN

10'04" x 7'05" (3.15m x 2.26m)

A brand new gloss white fitted kitchen with wood effect worktops. Integrated appliances including electric oven, induction hob, microwave, fridge/freezer, washing machine and dishwasher. New laminate flooring. UPVC double glazed window. Spotlights.

### LOUNGE

20'0" x 11'06" (6.10m x 3.51m)

New fitted carpet. UPVC double glazed window. Radiator. Feature fireplace with a new electric fire.

### BEDROOM ONE

13'07" x 8'09" (4.14m x 2.67m)

New fitted carpet. UPVC double glazed window. Radiator.

### BEDROOM TWO

10'05" x 7'05" (3.18m x 2.26m)

New fitted carpet. UPVC double glazed window. Radiator.

### BEDROOM THREE/STUDY

7'07" x 8'08" (2.31m x 2.64m)

New fitted carpet. UPVC double glazed window. Radiator.

### SHOWER ROOM

7'06" x 5'05" (2.15m x 1.65m)

A brand new white suite consisting of a large walk in shower compartment with a rain head shower, wash basin and drawer unit and WC. Chrome heated towel rail radiator. Fully tiled walls. Laminate flooring. Spotlights. UPVC double glazed window.

### OUTSIDE

The rear garden is low maintenance with a paved seating area and planted shrubs.

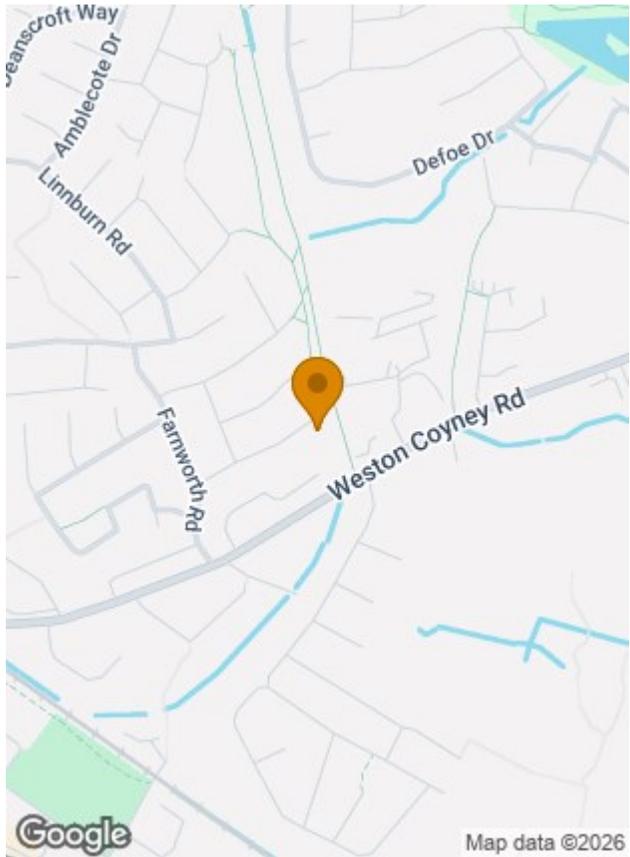
There is a landscaped gravelled front garden and a sweeping tarmac driveway which leads to the...

### DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## MATERIAL INFORMATION

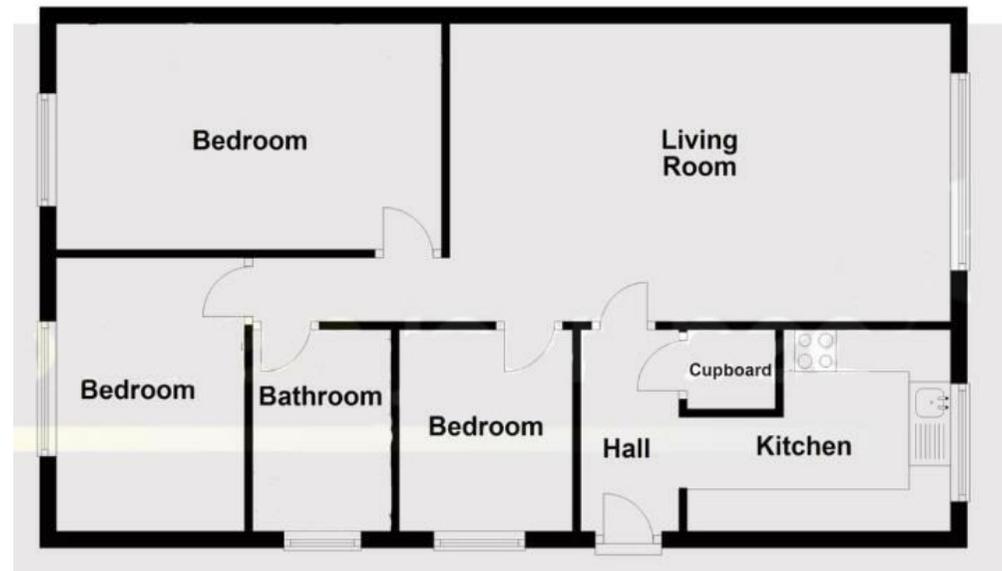
Tenure - Freehold

Council Tax Band - C



### Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



### 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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