

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



113 Constance Avenue, Trentham, Stoke on Trent, ST4 8TE

£260,000

- Desirable Trentham Location!
- Two Bedrooms
- No Chain!
- UPVC Dg And Gas Central Heating
- Detached Bungalow
- Freshly Decorated And Ready To Move Into
- New Fitted Carpets
- Detached Brick Garage

A detached bungalow in a desirable Trentham location!

Freshly decorated and newly carpeted, this attractive detached bungalow is ready to move into. The bungalow was originally a three-bedroom property but has since been reconfigured to provide two bedrooms, with the kitchen extended to create a more spacious and practical living area. It occupies a prime position in Trentham, close to the popular Trentham Gardens.

The property is just a short walk from the canal towpath, with delightful woodland to the rear. The practical accommodation benefits from UPVC double glazing, a new consumer unit and a fully serviced combi boiler providing gas central heating.

The bungalow has a smart appearance throughout, complemented by a block-paved driveway, neat landscaped low-maintenance front garden and a pleasant rear garden with lawn, borders and patio. There is also a detached brick-built garage.

For more information, please call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Door leading into the...

LOUNGE

21'10 x 10'6 (6.65m x 3.20m)

Laminate flooring. UPVC double glazed bay window. Two double radiators. Feature brick hearth/fireplace with living flame effect electric fire in a timber surround.

INNER HALL

New fitted carpet. Access to the loft.

SHOWER ROOM

6'3 x 5'6 (1.91m x 1.68m)

Tiled floor and walls. White suite consisting of a low level wc, pedestal wash basin and walk in shower. UPVC double glazed window with fitted roller blind.

BEDROOM ONE

12'2 to face of wardrobes (13'11 wall to wall) x 1 (3.71m to face of wardrobes (4.24m wall to wall) x)

New fitted carpet. Radiator. UPVC double glazed window. Comprehensive range of fitted wardrobes.

BEDROOM TWO

11'2 x 9'6 (3.40m x 2.90m)

Laminate flooring. Radiator. Double glazed patio doors leading out into the garden.

KITCHEN WITH DINING AREA

18'8 x 9'3 (5.69m x 2.82m)

Laminate look vinyl flooring. Range of pine wall cupboards and base units. Plumbing for washing machine. Wall mounted Worcester combi boiler. UPVC double glazed windows to the front and side of the room with fitted blinds. UPVC double glazed side door.

OUTSIDE

The rear garden is level and has a patio area, borders and a gate leading through to a woodland and walk way beyond.

There is an attractive landscaped low maintenance garden to the front of the bungalow and a block paved drive to the side leads to double gates and then a further section of paved driveway to the...

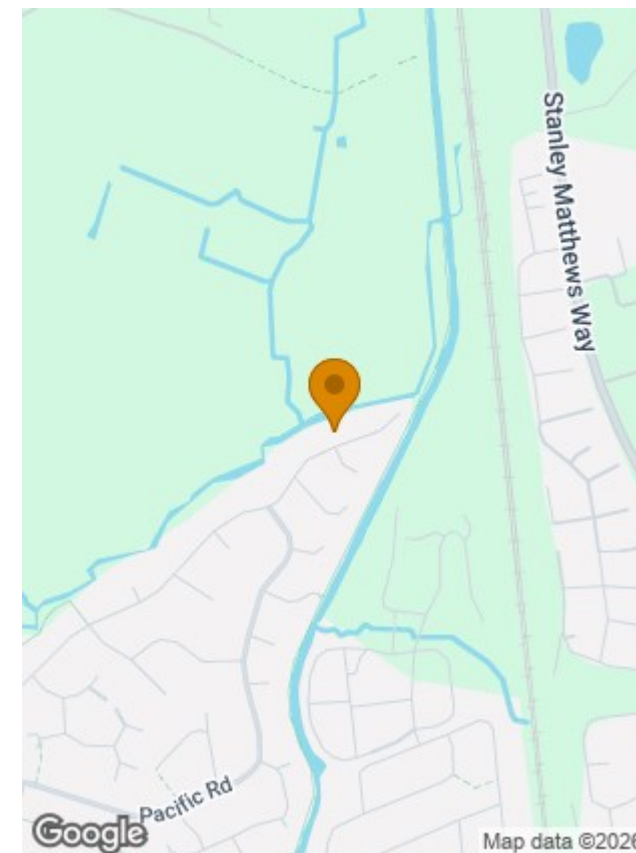
DETACHED BRICK SINGLE GARAGE

Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

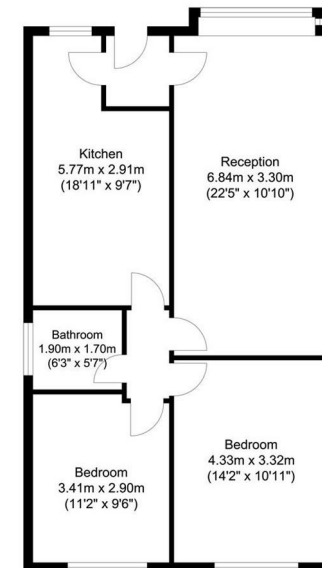
Tenure - Freehold

Council Tax Band - D



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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