

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



427 Dividy Road, Bentilee, Stoke-On-Trent, ST2 0BP

£170,000

- A Mid Town House
- Stunning Kitchen Diner
- Spacious Accommodation
- Block Paved Driveway
- Three Bedrooms
- Modern Bathroom
- Pleasant Rear Garden
- No Chain!

Offering spacious and well-appointed accommodation throughout, this attractive three-bedroom mid-town house on Dividy Road provides an excellent opportunity for families, first-time buyers or those looking for a little extra space.

A particular highlight is the stunning kitchen-diner, providing a fantastic social space for both everyday family life and entertaining. The generous accommodation continues with three well-proportioned bedrooms, while the delightful fully tiled bathroom provides a stylish and practical finishing touch.

Externally, the property benefits from a pleasant rear garden, offering an enjoyable outdoor space for relaxing or entertaining. To the front is a block-paved driveway, providing convenient off-road parking.

Combining generous living space, a superb kitchen-diner and useful external features, this fantastic home is sure to appeal to a wide range of purchasers. The property is offered for sale with no onward chain and we would be delighted to show you around!

Call or email us today to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator.

LIVING ROOM

16'2 x 10'4 (4.93m x 3.15m)

Laminate flooring. Radiator. UPVC double glazed window. Wall mounted electric fire.

KITCHEN

19'7 max x 11'5 max (5.97m max x 3.48m max)

UPVC double glazed window and UPVC double glazed patio doors leading into the garden. Tiled floor. Radiator. Range of wall cupboards and base units with integrated oven, gas hob, fridge freezer and dishwasher. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard. Access to the loft.

BEDROOM ONE

13'8 x 8'3 (4.17m x 2.51m)

Fitted carpet. Radiator. Storage area. UPVC double glazed window.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM THREE

10'5 max, 6'1 min x 8'6 max, 5'5 min (3.18m max, 1.85m min x 2.59m max, 1.65m min)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

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

OUTSIDE

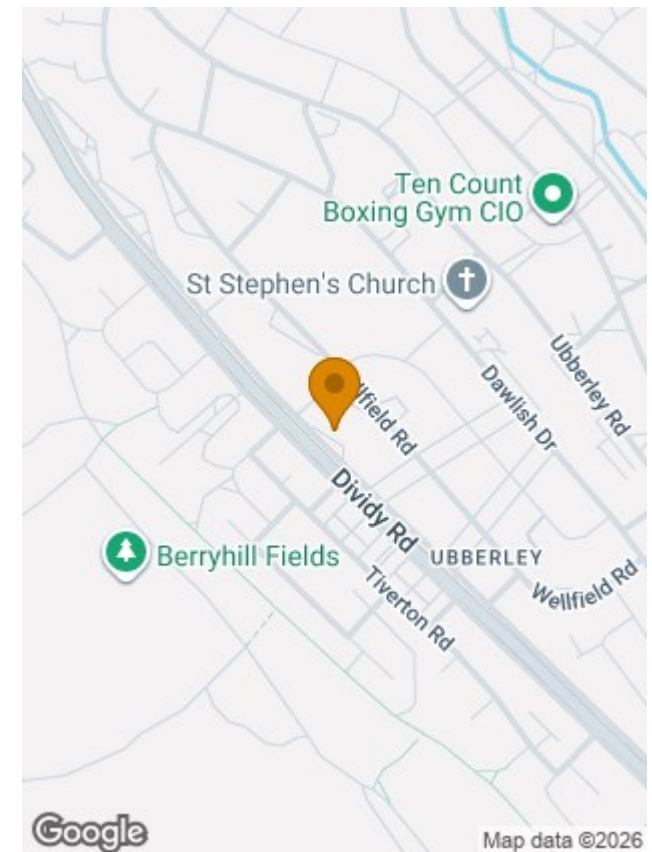
There is a block paved driveway to the front of the property providing off road parking.

To the rear there is a patio area, artificial lawn and a raised patio area at the bottom of the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

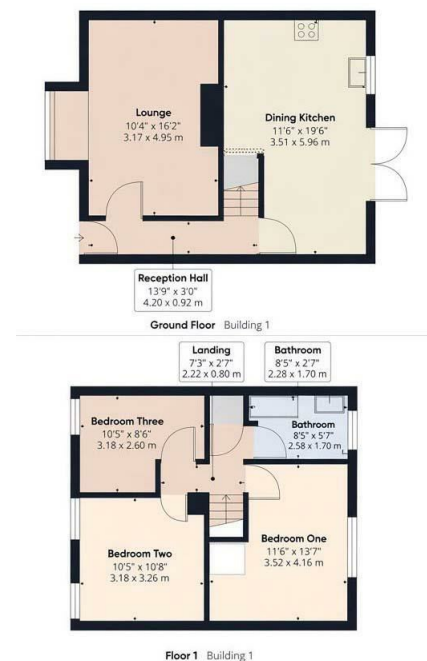
Tenure - Freehold

Council Tax Band - A



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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