

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Martindale Close, Meir, Stoke-On-Trent, ST3 7DZ

£120,000

- A Semi-Detached Bungalow
- Close To Shops And Facilities
- UPVC Double Glazing
- No Central Heating
- Cul-De-Sac Position
- General Modernisation Required
- Garage
- No Chain

MODERNISATION NEEDED... BUT GOOD VALUE FOR MONEY!

You'll need to refit the kitchen and bathroom and install central heating but this semi-detached bungalow already has UPVC double glazing and a garage and certainly offers great potential!

Martindale Close is a very pleasant residential cul-de-sac off Sandon Road and within walking distance of the shops in Meir.

This bungalow really does have considerable potential and whether you are looking at it as an investor, speculator or potential owner occupier, we do think that it offers good value for money and is well worth inspection.

For more information call or e-mail us.



SIDE ENTRANCE HALL

UPVC double glazed front door and window. Storage cupboard with shelving.

KITCHEN

8'6 x 8'4 (2.59m x 2.54m)

Wall cupboards and base units. UPVC double glazed window. Airing cupboard lagged with hot water cylinder.

LOUNGE

16'0 x 10'10 (4.88m x 3.30m)

UPVC double glazed window. Tiled fireplace with gas fire.

INNER HALL

BEDROOM ONE

11'11 x 8'10 (3.63m x 2.69m)

UPVC double glazed window.

BEDROOM TWO

10'6 x 8'7 (3.20m x 2.62m)

UPVC double glazed window.

BATHROOM/WC

6'10 x 5'2 (2.08m x 1.57m)

White suite. Part tiled walls. UPVC double glazed window.

OUTSIDE

The bungalow has gardens to the front and rear.

There is a tarmac driveway to the side of the property leading to a

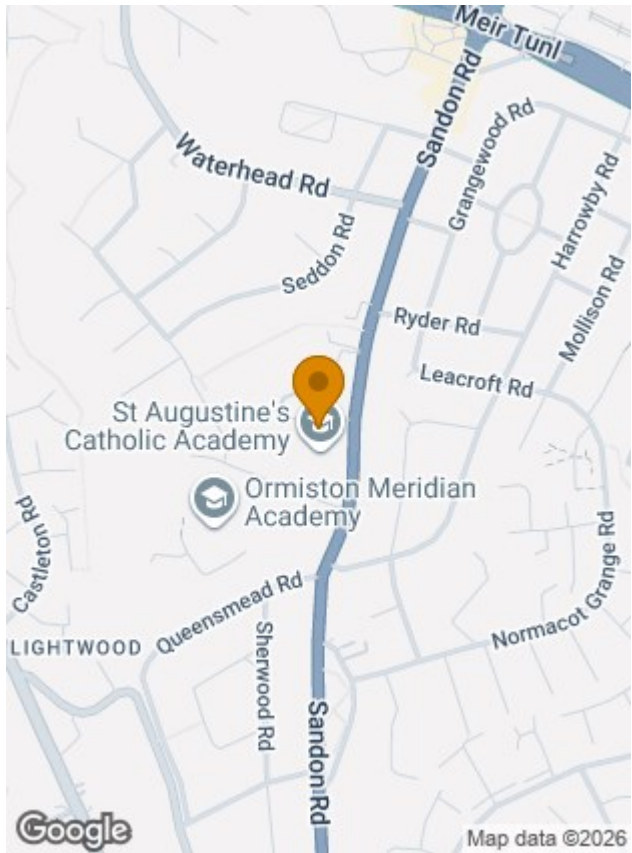
DETACHED PRE-CAST CONCRETE SINGLE GARAGE

Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

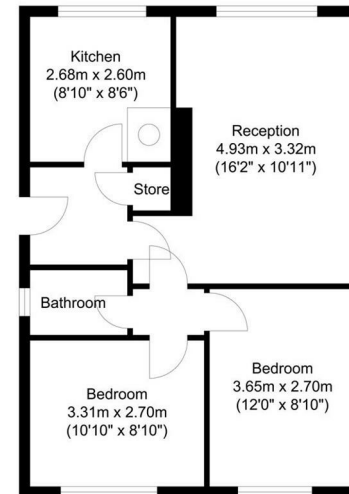
Tenure - Freehold

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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