

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Rowanburn Close, Adderley Green, Stoke-On-Trent, ST3  
5US

£165,000

- Desirable Corner Plot
- Block Paved Drive
- Modern Wet Room
- UPVC Double Glazing
- Two Bedrooms
- Fitted Wardrobes
- Gas Central Heating
- Garage

## DETACHED BUNGALOW, CORNER PLOT AND TWO BEDROOMS!

A really delightful detached bungalow that we sold to the present owner around six years ago.

It occupies a really desirable corner plot just across the road from Acres of Open Space and it stands within fenced gardens and has the benefit of a block paved driveway leading to a detached single garage approached from Nywood Avenue.

The property benefits from gas central heating, UPVC double glazing, an attractive wet room and a range of fitted wardrobes to the master bedroom.

The presentation is good, the location is conveniently close to Longton Town Centre and we will be delighted to show you round!

For more information contact us.



## ENTRANCE HALL

UPVC double glazed external door. Fitted mat. Laminate flooring. Radiator.

## KITCHEN

9'8 x 7'8 (2.95m x 2.34m)

Range of wall cupboards and base units with a medium colour timber finish with a slot in electric cooker, cooker hood and integrated fridge freezer. Concealed gas central heating boiler. Plumbing for washing machine. Part tiled walls. UPVC double glazed window with fitted vertical blinds.

## LOUNGE

15'3 x 10'2 (4.65m x 3.10m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Double radiator. Impressive feature fireplace with living flame effect electric fire.

## INNER HALL

Laminate flooring. Access to the loft.

## WET ROOM

7'10 x 5'5 (2.39m x 1.65m)

Part tiled walls. White suite consisting of a low level wc, wash basin and shower. Radiator. UPVC double glazed window with fitted roller blind. Spotlights.

## BEDROOM ONE

11'2 to face of wardrobes x 8'7 (3.40m to face of wardrobes x 2.62m)  
Fitted carpet. Radiator. UPVC double glazed window. Excellent range of modern fitted wardrobes.

## BEDROOM TWO

9'3 x 6'10 (2.82m x 2.08m)

Fitted carpet. Radiator. UPVC double glazed double doors leading into the garden.

## OUTSIDE

The rear garden faces south/south east. The garden is fully fenced and features lawns and border

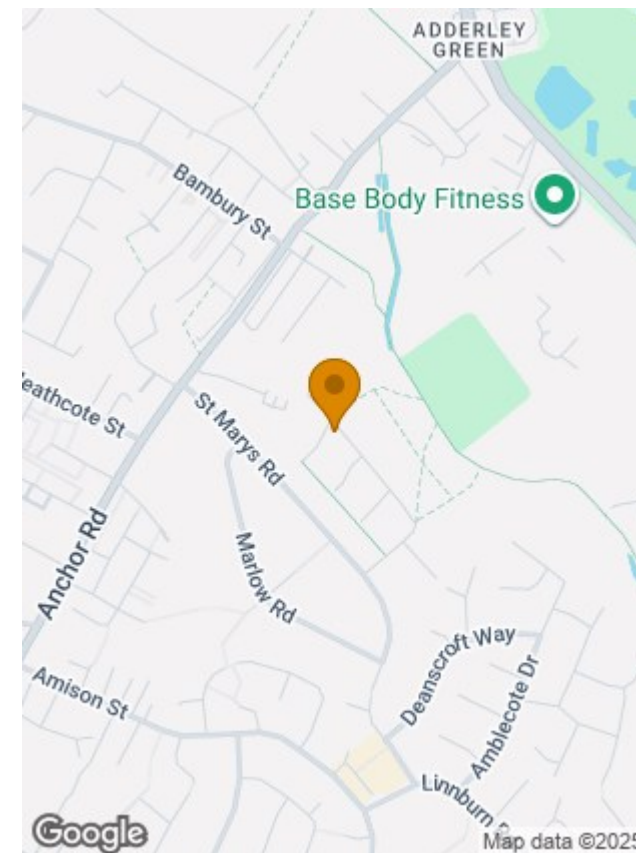
The bungalow occupies a prominent corner plot on the corner of Rowanburn Close and Nyewood Avenue. There is a block paved driveway from Nyewood Avenue leading to a...

## DETACHED SINGLE GARAGE





| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>55</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 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](mailto:enquiries@austerberry.co.uk)

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