

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Joyce Avenue, Tunstall, Stoke-On-Trent, ST6 7PF

£150,000



- Two Good Sized Bedrooms
- No Onward Chain
- UPVC Double Glazing
- Kitchen With Space For Dining
- A Well Presented Bungalo
- Combi Boiler
- White Bathroom Suite
- Large And Comfortable Lounge

A semi-detached bungalow in a popular location!

Conveniently close to neighbourhood shops and being sold with no onward train to slow down your purchase!

This very honest and well presented semi-detached bungalow features UPVC double glazing throughout as well as gas central heating from a combi boiler in the loft.

There's plenty of space for a table and chairs in the kitchen, the lounge is an impressive and comfortable room and both bedrooms are of a really sensible size. The bathroom has a white suite and the gardens to both the front and rear of the property are laid out for ease of maintenance as well as having the benefit of a greenhouse and substantial storage shed to the rear.

For more information call or e-mail.





## KITCHEN WITH DINING AREA

12'10 x 9'1 (3.91m x 2.77m)

Tile effect laminate flooring. UPVC double glazed external door. Two UPVC double glazed windows with fitted venetian blinds. Radiator. Very good range of wall cupboards, base units and worktops. Plumbing for washing machine.

## HALL

Fitted carpet. Access to the loft via a fold down ladder - the gas combi boiler is situated in the loft.

## BATHROOM/WC

6'8 x 5'6 (2.03m x 1.68m)

Tiled floor and walls. White suite consisting of a panelled bath, pedestal wash basin and low level wc. UPVC double glazed window with fitted venetian blind. Radiator.

## BEDROOM ONE

12'4 x 8'11 (3.76m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind.

## BEDROOM TWO

11'1 max, 9'1 to face of wardrobes x 9'1 (3.38m max, 2.77m to face of wardrobes x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blind. Range of fitted wardrobes.

## LOUNGE

16'7 x 10'11 (5.05m x 3.33m)

Fitted carpet. Two radiators. Feature fireplace with living flame effect gas fire.

## OUTSIDE


Double wrought iron ornamental gates lead into the paved driveway and to the CARPORT.

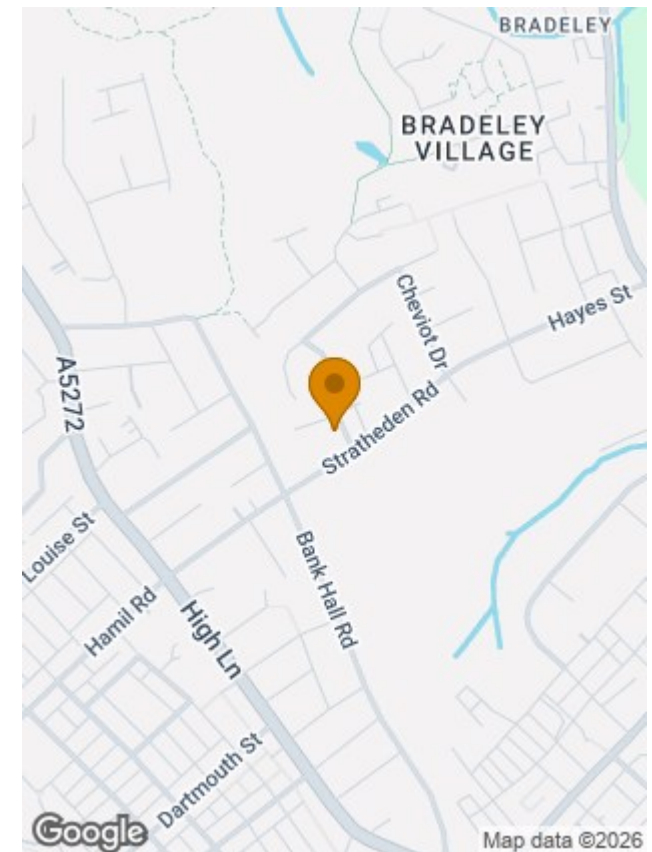
There's a gravelled low maintenance front garden behind an established hedge, an outside tap and a substantial storage shed together with a gate through to the paved patio and rear garden with lawn and greenhouse.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(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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