

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Kirkbride Close, Meir Hay, Stoke-On-Trent, ST3 1TD

£180,000

- A Detached Property!
- Two Bedrooms
- UPVC Double Glazing & Combi Boiler
- Detached Brick Garage
- Cul-De-Sac Location
- Bathroom With A White Suite
- Block Paved Driveway
- No Chain!

A detached bungalow in a desirable location!

Kirkbride Close is a quiet cul-de-sac in Meir Hay which has the benefit of local shops and amenities being only walking distance away.

The bungalow itself offers plenty, it is well equipped with UPVC double glazed windows, gas central heating from a combi boiler and a modern kitchen at the back of the property. There are two bedrooms and a fully tiled bathroom and the bungalow has no upward chain!

At the side of the property is a lengthy block paved driveway, leading to a detached brick garage and an enclosed and private garden can be found at the back of the property.

We think this is a real opportunity for those looking to downsize and to find a detached property in this price bracket is definitely a rarity.

We would be delighted to show you around, please call or email to arrange your viewing.



ENTRANCE PORCH

UPVC double glazed front door. Tiled floor

LIVING ROOM

17'03 x 10'09 (5.26m x 3.28m)

UPVC double glazed internal door and UPVC double glazed window. Laminate floor. Radiator. Wall mounted electric fire.

KITCHEN

9'04 x 8'04 (2.84m x 2.54m)

UPVC double glazed window and rear door. Tiled floor. Part tiled walls. Range of wall cupboards and base units. Integrated electric oven and gas hob.

REAR HALL

Fitted carpet. Loft access

BEDROOM ONE

10'11 x 10'11 (3.33m x 3.33m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes. Store cupboard containing a Glow-worm combi boiler.

BEDROOM TWO

12'05 max 9'10 min x 8'07 (3.78m max 3.00m min x 2.62m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes

BATHROOM

6'01 x 5'03 (1.85m x 1.60m)

UPVC double glazed window. Tiled floor. Radiator. Tiled walls. W/C. Wash basin. Bath with overhead electric shower.

OUTSIDE

To the rear of the property there is a patio area, lawn and detached garage.

At the front of the property there is an enclosed low maintenance garden and a long block paved driveway


DETACHED GARAGE

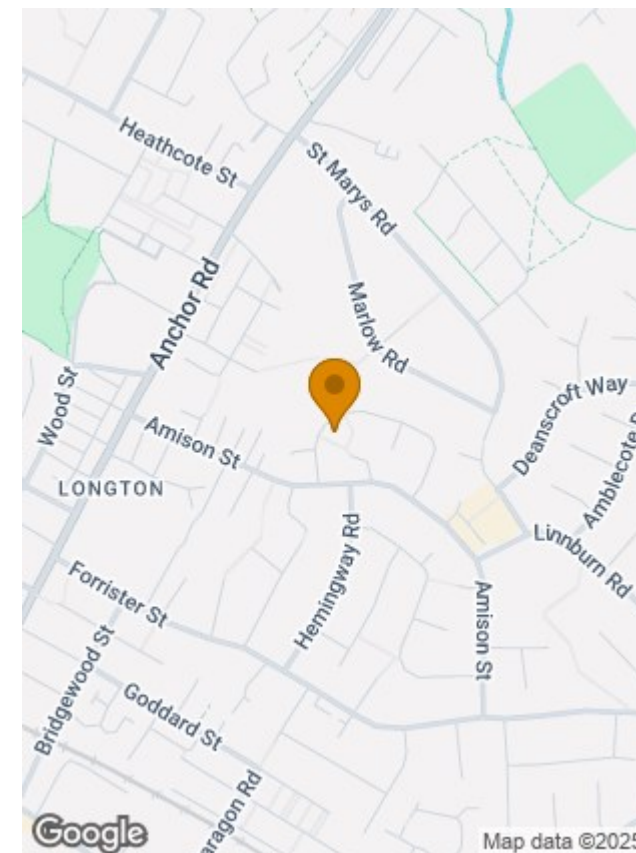
17'02 x 9'01 approx (5.23m x 2.77m approx)

Power and lighting





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - 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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