

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Austerberry™

30 Canberra Crescent, Meir Park, Stoke-On-Trent, ST3 7RA

Offers In The Region Of

£210,000

- Prime Location!
- Two Bedrooms
- Garage
- Shower/Wet Room
- Detached Bungalow
- Conservatory
- Modern White Kitchen
- Combi Boiler & UPVC Double Glazing

TWO BEDROOMS, GOOD LOCATION, NICE PRESENTATION AND NO CHAIN!

A particularly smart and well presented detached bungalow in a really excellent location on the older part of Meir Park in Canberra Crescent.

This property is ready to move into, is being sold with no onward chain and has a modern white kitchen with integrated appliances as well as a shower/wet room, conservatory to the rear, brick garage, gas central heating from a combi boiler and UPVC double glazing.

This is the bungalow that you have been looking for for so long and it is sensibly priced to sell quickly!

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Storage cupboard with shelving and gas combi boiler. Additional cupboard with shelving.

KITCHEN

8/10 x 8'5 (2.44m/3.05m x 2.57m)

Range of wall cupboards and base units in a white high gloss finish together with integrated gas hob, cooker hood and eye level double oven. Plumbing for washing machine. Vinyl flooring. UPVC double glazed window. Part tiled walls.

LOUNGE WITH DINING AREA

19'11 x 11'1 (6.07m x 3.38m)

Laminate flooring. Double radiator. UPVC double glazed bow window. Feature fireplace with coal effect gas fire.

SHOWER ROOM/WET ROOM

6'3 x 5'6 (1.91m x 1.68m)

Tiled walls. Stainless steel centrally heated towel rail. UPVC double glazed window. White suite consisting of a low level wc, wash basin with a vanity unit and a walk in shower. Extractor.

BEDROOM ONE

11'1 x 9'10 to face of wardrobes (3.38m x 3.00m to face of wardrobes) Grey laminate look vinyl flooring. Radiator. UPVC double glazed window with fitted roller blind. Fitted wardrobes with full height mirrored sliding doors to the whole of one wall.

BEDROOM TWO

10'1 x 8'11 (3.07m x 2.72m)

Laminate flooring. Radiator. UPVC double glazed patio doors leading into the...

CONSERVATORY

9'1 x 8'1 (2.77m x 2.46m)

Laminate flooring. Radiator. UPVC double glazed windows with fitted vertical blinds and UPVC double glazed door leading out into the garden.

OUTSIDE

There is a low maintenance paved rear garden area with lighting.

There's a neat, mainly lawned open plan front garden and a tarmac driveway with tall secure double gates leading to the...

DETACHED BRICK SINGLE GARAGE

Up and over door.





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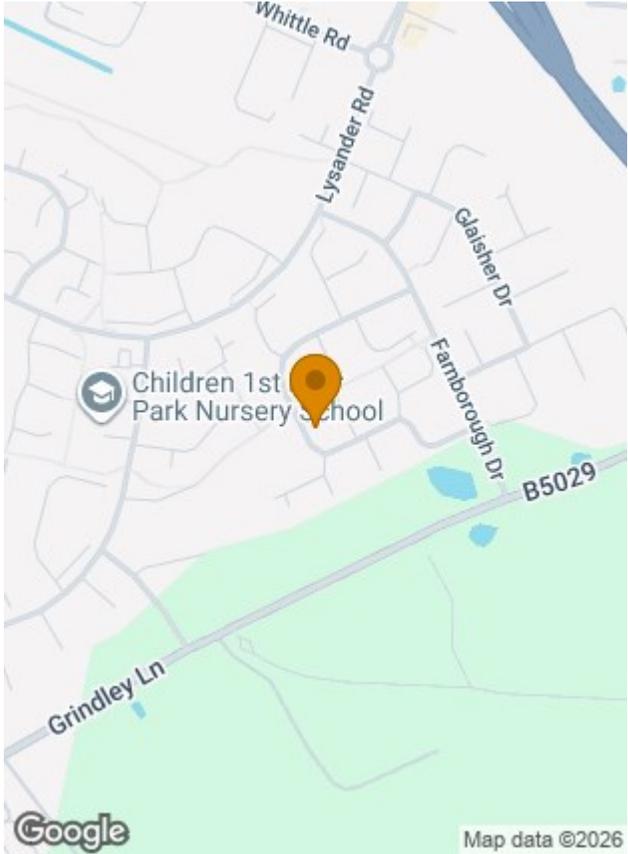


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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very energy efficient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



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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