

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Thirlmere Grove, Longton, Stoke-On-Trent, ST3 5HZ

£160,000

- Prime Corner Position
- Two Bedrooms
- Double Glazing & Gas Central Heating
- Brick Garage & Wide Drive
- A Semi-Detached Bungalow
- Large Double Glazed Conservatory
- Solar Panels
- No Onward Chain

## A SEMI-DETACHED BUNGALOW ON A PROMINANT CORNER PLOT.

This distinctive and individual bungalow is set back from the road behind tall, mature hedges and a wide block paved driveway leads to the bungalow and to its adjacent brick and tile garage.

The bungalow benefits from solar panels as well as gas central heating and double glazing and to the rear of the property is a full width double glazed conservatory.

The property has two bedrooms, a spacious lounge with dining area, a kitchen with integrated appliances and a shower room.

There is no chain to slow down your purchase of this property.



## PORCH

UPVC double glazed windows and front door, tiled floor. Impressive Solidor Composite double glazed door leading into the ...

## ENTRANCE HALL

Laminate flooring. Radiator, UPVC double glazed window.

## KITCHEN

8 x 7'9 (2.44m x 2.36m)

Tiled floor and part tiled, part paneled walls. Range of wall cupboards and worktops. Eye level double oven and electric hob with hood above. Dishwasher. Radiator. UPVC double glazed window with fitted vertical blinds. UPVC double glazed external door. Plumbing for washing machine.

## LOUNGE/ DINING ROOM

18'3 x 10'2 (5.56m x 3.10m)

Laminate flooring, radiator. Aluminum double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

## INNER HALL

Laminate flooring. Storage cupboard. Access to the part bordered loft which contains the gas central heating boiler. Large airing cupboard with insulated hot water cylinder.

## SHOWER ROOM/ WC

6'6 x 5'5 (1.98m x 1.65m)

Tiled floor. Tiled walls. A pale coloured wash basin and WC within a fitted unit. Walk-in shower. UPVC double glazed window with fitted vertical blinds. Fitted mirror. stainless steel centrally heated towel rail.

## BEDROOM ONE

9'10" x 8'11" to face of wardrobes rear (3.02m x 2.72m to face of wardrobes rear) Laminate flooring. Radiator. Range of fitted wardrobes, drawers and dressing table. Aluminum double glazed sliding doors with fitted vertical blinds leading into the...

## CONSERVATORY

18 x 7'8 (5.49m x 2.34m)

Tiled floor, radiator. UPVC double glazed windows and double doors leading out into the garden... all with fitted vertical blinds.

## BEDROOM TWO

9'11 x 9 (3.02m x 2.74m)

Laminate flooring. Radiator. Aluminum double glazed window with fitted vertical blinds.

## OUTSIDE

The bungalow stands on a corner plot and impressive double Wrought iron gates lead into a wide block paved driveway and to the detached brick and tile garage with up and over door and side door.

The property has a long road frontage, is well screened by tall mature conifer hedges and has two lawns and specimen trees and shrubs to the front. There is a block paved patio and storage shed to the side and a rear garden with shed, greenhouse, pond and summer house.

## DETACHED BRICK AND TILE GARAGE

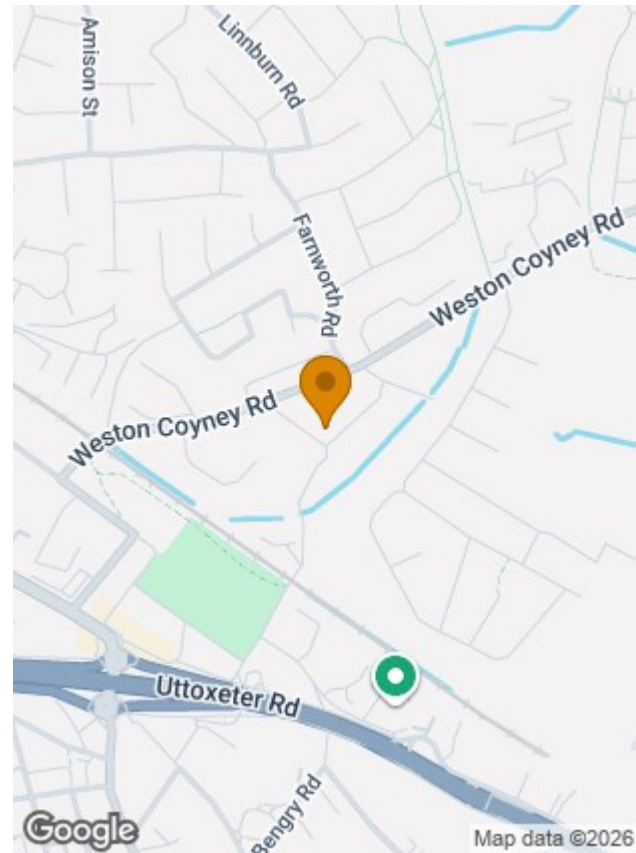
Up and over door and side door.





## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>89</b> |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</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<br>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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