

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Farnworth Road, Meir Hay, Stoke-On-Trent, ST3 5TR

£220,000

- An Impressive Detached Bungalow
- Spacious Kitchen And Dining Room
 - Delightful Gardens
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms (Previously Three)
- Large Brick Detached Garage
- Double Glazed Conservatory
- No Onward Chain!

An impressive and spacious detached bungalow!

Everything you could ask for in a detached bungalow in this area is here at 10 Farnworth Road!

Though situated on a corner plot the bungalow is particularly private thanks to mature hedges which surround the gardens whilst internally you will immediately notice the open plan lounge and dining room with an excellent range of fitted units. This has been created by incorporating what was originally a third bedroom into the kitchen and is particularly effective and desirable.

The property has two bedrooms, a double glazed conservatory, gas central heating from a combi boiler, UPVC double glazing throughout and a delightful block paved patio as well as a block paved driveway and large detached brick garage with a remote controlled up and over door.

This property really is ready to move into and is conveniently close to the town centre, bus routes and local shops.

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed external door and windows.

KITCHEN AND DINING ROOM

21'0 x 7'7 (6.40m x 2.31m)

Quality flooring. Two UPVC double glazed windows with fitted vertical blinds. UPVC double glazed front door. Excellent range of wall cupboards and base units with pale colour paint effect finish together with integrated gas hob, cooker hood and double under oven. Concealed Worcester gas combi boiler. Plumbing for washing machine. Part tiled walls. Radiator.

LOUNGE

19'11 x 11'6 (6.07m x 3.51m)

Fitted carpet. Two radiators. UPVC double glazed bow window with fitted vertical blinds. Elegant fireplace with living flame effect electric fire. Decorative cornice.

INNER HALL

Laminate flooring. Radiator. Access via a fold down ladder to the boarded loft which has light.

BEDROOM ONE

11'7 to face of wardrobes x 8'8 (3.53m to face of wardrobes x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes and matching bedside cupboards.

BATHROOM/WC

7'7 x 5'4 (2.31m x 1.63m)

Tiled floor and walls. White suite with shower and screen over the bath, pedestal wash basin and low level wc. UPVC double glazed window with fitted vertical blinds. Stainless steel towel rail radiator. Spotlights. Extractor.

BEDROOM TWO

10'6 max x 7'6 (3.20m max x 2.29m)

Laminate flooring. Radiator. Fitted wardrobes. UPVC double glazed door into the...

CONSERVATORY

9'10 x 9'7 (3.00m x 2.92m)

Tiled floor. Double radiator. UPVC double glazed windows and double doors leading out onto the patio, all with fitted vertical blinds.

OUTSIDE

This detached bungalow is situated on the corner of Helston Avenue and Farnworth Road and is very private indeed thanks to mature hedges which are a feature of the property. There are very neat gardens to the front and side whilst to the rear there is a spacious block paved patio and a block paved driveway leads from Farnworth Road to the...

LARGE BRICK BUILT DETACHED GARAGE

18'3 x 11'2 internal measurements (5.56m x 3.40m internal measurements)

Electrically operated controlled up and over door. Side door. UPVC double glazed window. Light and power.





MATERIAL INFORMATION

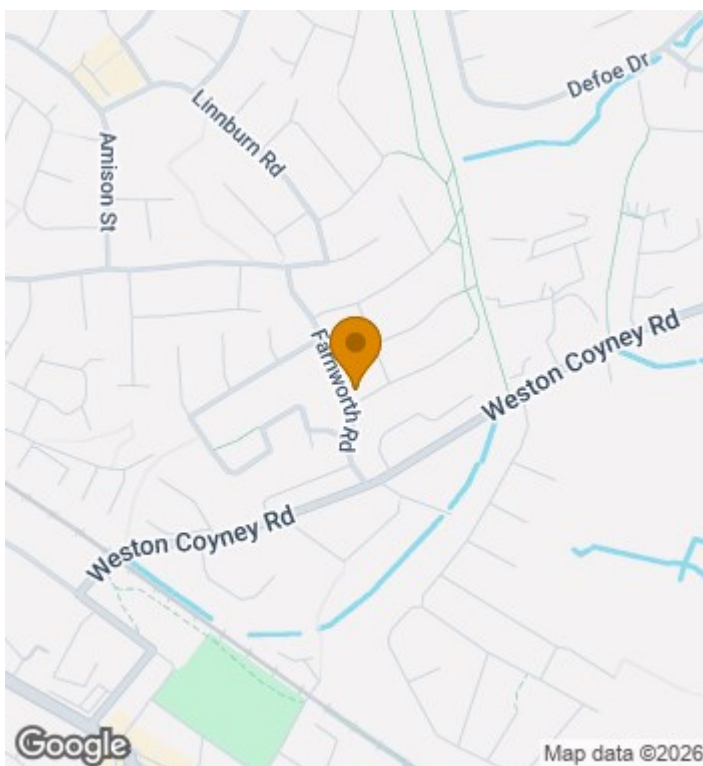
Tenure - Freehold

Council Tax Band - C



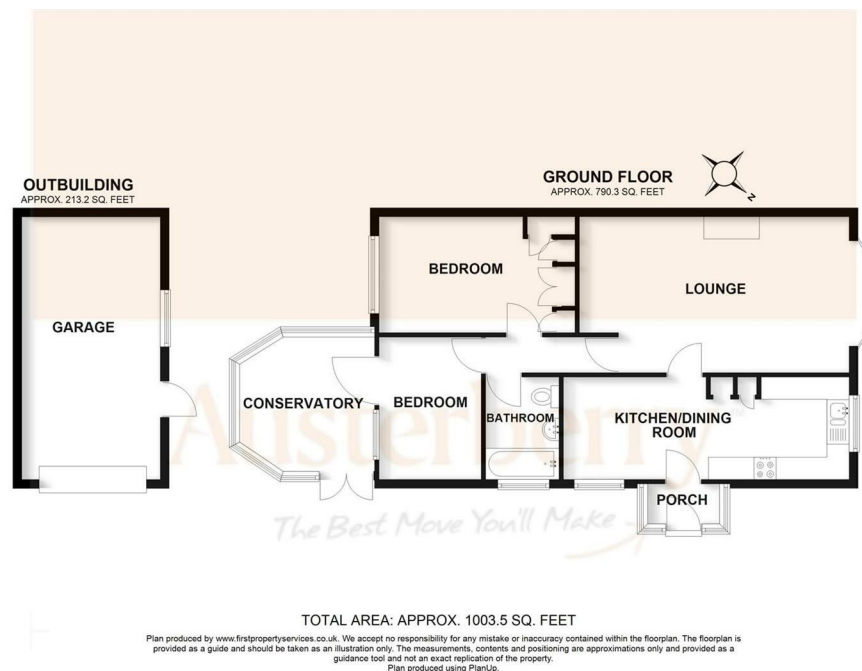
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	



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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