

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Alanbrook Grove, Lightwood, Stoke-On-Trent, ST3 7ES

£220,000



- Extended Three Bedroom Bungalow
- Modern Kitchen
- Generous Plot
- Garage
- Large Kitchen/Dining Room
- Wet Room with Power Shower
- Parking for Numerous Vehicles
- No Onward Chain!

An extended three bedroom bungalow on a generous plot!

Welcome to this property on Alanbrook Grove, offering spacious and extended accommodation, a large driveway and beautiful garden. The property briefly comprises three bedrooms, a wet room with power shower and part tiled walls, a comfortable lounge which leads into a large kitchen with dining area. The kitchen is modern with a range of wall and base units, tiled flooring and UPVC patio doors outside.

The driveway to the front offers parking for numerous vehicles. You will also find a detached brick and tile garage to the side of the house. The lawn to the rear of the property is pleasant with mature fruit trees and shrubs.

Available with no onward chain, you really need to view this property to appreciate the space it has to offer!

For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC front door. Fitted carpet.

### BEDROOM ONE

13'0" x 10'11" (3.96m x 3.33m)

UPVC double glazed bay window. Radiator. Red fitted carpet. Fitted wardrobes.

### BEDROOM TWO

9'11" x 8'05" (3.02m x 2.57m)

UPVC double glazed window. Radiator. Red fitted carpet. Integral corner cupboard.

### WET ROOM

8'07" x 5'08" (2.62m x 1.73m)

WC, wash basin within a vanity unit and chrome power shower. Chrome heated towel rail. Part tiled walls. Vinyl flooring. Extractor Fan.

### BEDROOM THREE

9'04" x 8'09" (2.84m x 2.67m)

UPVC double glazed window. Radiator. Red fitted carpet.

## LOUNGE

13'02" x 12'05" (4.01m x 3.78m)

Fitted carpet. Feature fireplace. Radiator. Open arch into the...

## OPEN PLAN KITCHEN/DINER

Shaker style fitted kitchen with a range of wall and base cupboards. Large gas range style cooker. Plumbing for washing machine and dishwasher. Tiled splash back. Tiled flooring. Radiator. Two UPVC double glazed windows. UPVC double glazed patio doors. Vaillant gas combi boiler.

## OUTSIDE

There is a generous rear garden with lawn, shrubs, fruit trees and a large block paved patio area.

There is a large tarmac driveway to front and side of property, leading to the...


## DETACHED GARAGE

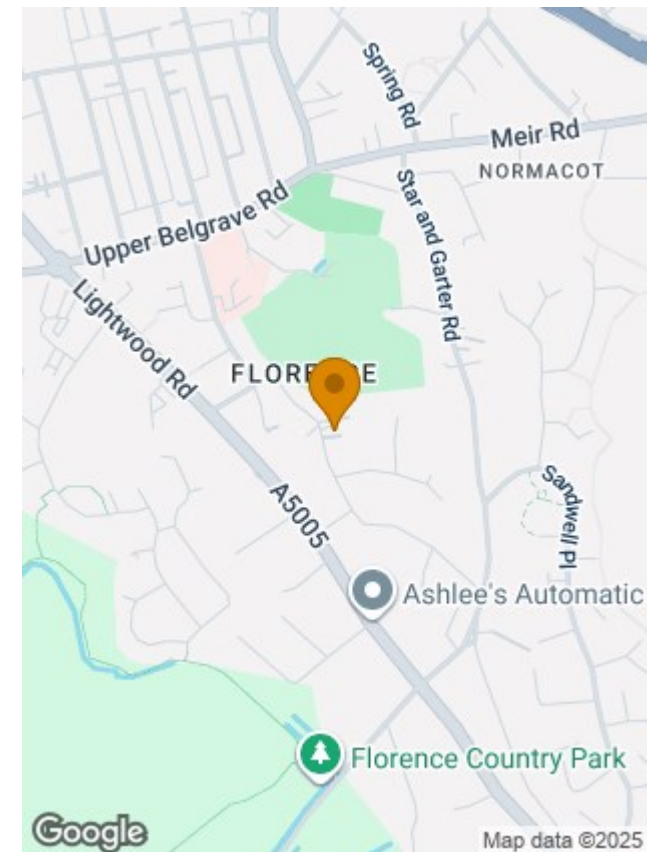
With up and over door.







| 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>                            |   | <b>74</b> |
| (55-68) <b>D</b>                            | <b>62</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 2002/91/EC  |           |





## MATERIAL INFORMATION

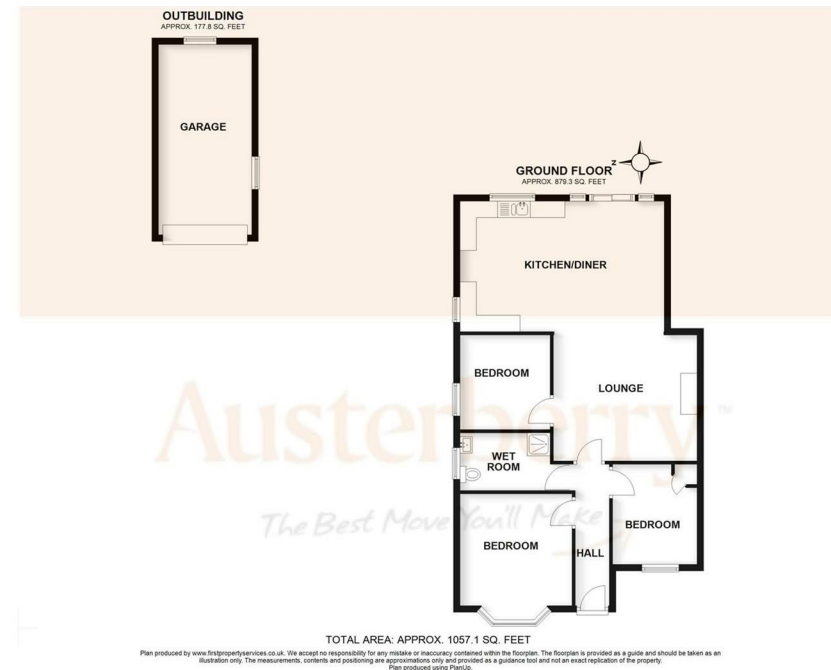
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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