

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



47 James Crescent, Werrington, Stoke-On-Trent, ST9 0DZ

£203,950

- Watch Our Online Video Tour!
- Fully Modernised And Refurbished
- Parking space for a caravan and cars
- Two Bedrooms
- Excellent Fully Fitted Kitchen
- Comfortable Lounge And Large Conservatory
- Luxury Bathroom/Wet Room
- Desirable Location

## AN EXCEPTIONAL BUNGALOW!

Totally modernized and refurbished by the present owners just over four years ago and now a truly exceptional property which has everything you could possibly wish for in a bungalow.

A new central heating system was installed when the property was refurbished and it benefits from a spacious lounge as well as a large south facing conservatory at the rear. There's also an impressive modern fully fitted kitchen with a range of integrated appliances and an attractive and practical bathroom combined with wet room together with a spa bath. The property also has two bedrooms and is within just a few minutes walk of local shops and facilities stop.

Finally, an unusual and particularly appealing feature of the property is the fact that there is space at the front to park a large caravan as well as at least two cars.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



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## PORCH

Very smart composite double glazed front door. Good quality vinyl flooring. UPVC double glazed window and door leading into the...

## ENTRANCE HALL

Flooring to match the porch. Radiator. Access to the loft.

## BEDROOM TWO

8'10 x 8'10 (2.69m x 2.69m)

Good quality vinyl flooring. Contemporary style radiator. UPVC double glazed window with fitted vertical blinds.

## BEDROOM ONE

10'9 x 10'3 (3.28m x 3.12m)

Good quality vinyl flooring. Contemporary style radiator. UPVC double glazed window with fitted vertical blinds.

## BATHROOM/WET ROOM

6'9 x 6'0 (2.06m x 1.83m)

Tiled walls. Modern white suite featuring low level wc, wash basin and a spa bath with shower and screen. Stainless steel centrally heated towel rail radiator. Extractor. UPVC double glazed window with fitted vertical blinds.

## LOUNGE

13'10 x 11'0 (4.22m x 3.35m)

Good quality vinyl flooring. Vertical radiator. UPVC double glazed double doors leading into the...

## CONSERVATORY

10'5 x 9'7 (3.18m x 2.92m)

Flooring to match the lounge. Radiator. UPVC double glazed windows with fitted curtains and UPVC double glazed double doors leading out into the garden.

## IMPRESSIVE MODERN KITCHEN

10'10 x 9'2 (3.30m x 2.79m)

Fully fitted with a really excellent range of wall cupboards and base units with a high gloss finish and with soft close doors and drawers together with integrated electric hob, stainless steel cooker hood and double eye level oven. Plumbing for dishwasher. Breakfast bar. Space for fridge freezer. Radiator. Concealed gas combi boiler. UPVC double glazed window with fitted vertical blinds. Tiled floor and walls.

## PORCH/UTILITY

UPVC double glazed windows and external door. Plumbing for washing machine.

## OUTSIDE

To the front of the bungalow there is a huge amount of off road parking space big enough for at least two cars AND a caravan!

There's a south facing rear garden with decking, lawn, borders, large and small sheds and an outside tap.





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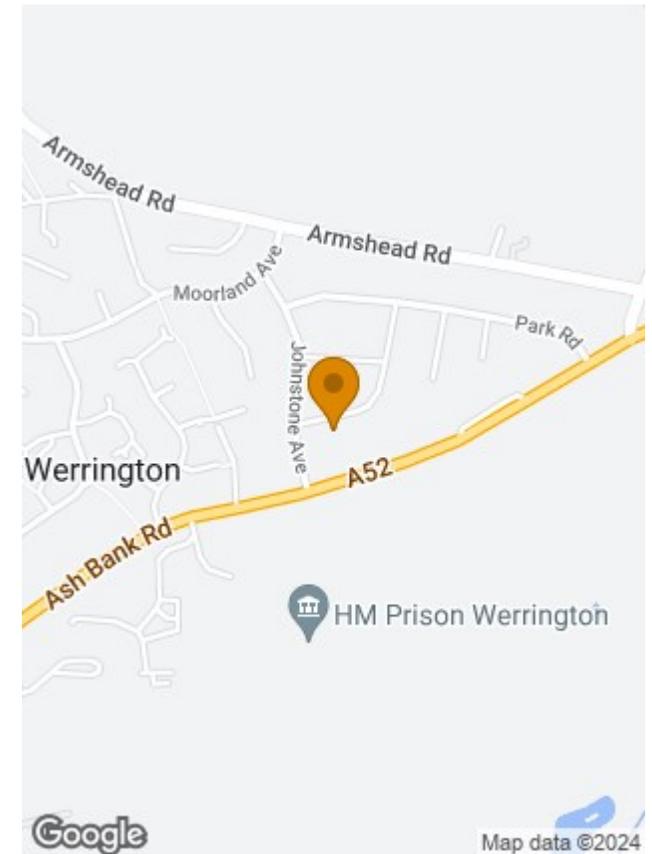
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Google

Map data ©2024

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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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