

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Carberry Way, Parkhall, Stoke-On-Trent, ST3 5QU

£264,500

- Immaculate Detached Bungalow
- New Shaker Style Kitchen
  - Generous Lounge
  - Landscaped Gardens
- Three Bedrooms
- New Wet Room
- Detached Garage
- Combi Boiler & UPVC Double Glazed Windows

An immaculate, refurbished bungalow available now!

You will be hard pressed to find fault with this stunning modernised bungalow.

Features include a brand new shaker style kitchen with an integrated oven and hob and a new wet room with a shower and fully tiled walls. Three comfortable bedrooms and a very generous lounge with new carpets complete the accommodation.

Outside the bungalow has a tarmac driveway, detached garage and lovely landscaped gardens.

Located close to local schools, shops and bus routes - this property ticks the boxes!

For more information call or e-mail us.



## ENTRANCE HALL

UPVC double glazed front door. New vinyl flooring. Radiator. Small storage cupboard.

## KITCHEN

10'2 x 7'6 (3.10m x 2.29m)

New shaker style range of wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Cupboard containing the gas combi boiler. UPVC double glazed window. Herringbone style vinyl flooring. Spotlights.

## LOUNGE WITH DINING SPACE

20'3 x 11'6 (6.17m x 3.51m)

New fitted carpets. UPVC double glazed bow window. Two radiators. Electric flame effect fire. Feature wall lights. Fresh decoration.

## BEDROOM ONE

13'6 x 8'5 (4.11m x 2.57m)

New fitted carpet. Radiator. UPVC double glazed window. Freshly decorated.

## BEDROOM TWO

10'9 x 7'10 (3.28m x 2.39m)

New fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE/ HOME OFFICE

New fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM/ WET ROOM

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

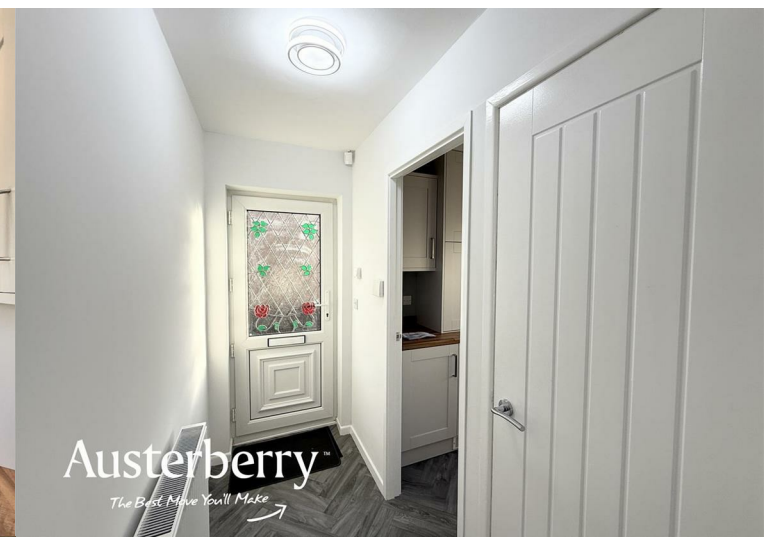
Fully tiled walls. White suite with wc, wash basin in a vanity unit and a chrome shower with a glass screen. Radiator. Spotlights. UPVC double glazed window.

## OUTSIDE

The landscaped rear garden has a paved patio, grass lawns, gravel borders and sleepers.

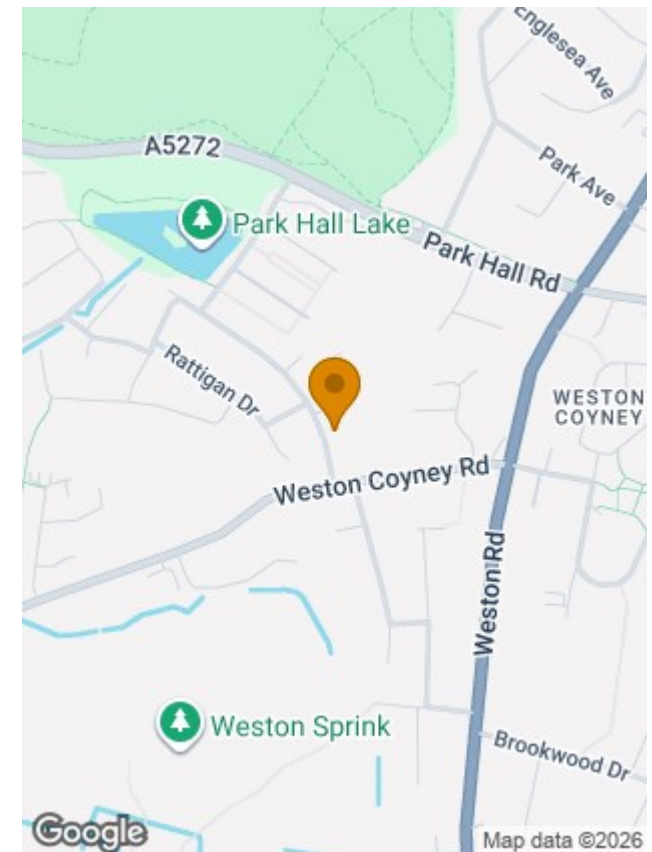
There is a tarmac driveway to the front and side of the property leading to a...

## DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</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	



## 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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