Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

27 Lowell Drive, Park Hall, Stoke-On-Trent, ST3 5RX

Offers Over

£175,000

- NO CHAIN!
- Kitchen With Dining Area
- White Bathroom Suite
- Garage
- Three Bedrooms
- Comfortable Lounge
- Combi Boiler & UPVC Double Glazing
- Block Paved Drive

EXCEPTIONAL VALUE FOR MONEY FOR A FAMILY SIZED SEMI-DETACHED HOUSE IN A GREAT PARK HALL LOCATION BEING SOLD WITH NO ONWARD CHAIN!

This property in Lowell Drive features gas central heating from a regularly serviced combi boiler as well as UPVC double glazing and a detached single garage.

The house has a long block paved driveway, three bedrooms of practical size and a kitchen complete with dining area in addition to a comfortable lounge.

For more information call or e-mail us.

GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE
15'4 x 11'2 (4.67m x 3.40m)
Fitted carpet. Radiator. UPVC double glazed bay window. Feature timber fireplace surround with marble hearth and living flame gas fire. Under stairs storage cupboard.

KITCHEN WITH DINING AREA
14'7 x 8'3 (4.45m x 2.51m)
Tiled floor and part tiled walls. Range of wall cupboards and base units with a blue/grey paint effect finish and stainless steel cooker hood. Radiator. Two UPVC double glazed windows with fitted blinds. UPVC double glazed rear door.

FIRST FLOOR

LANDING
Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE
14'0 x 8'2 max (4.27m x 2.49m max)
Laminate flooring. Radiator. UPVC double glazed window. Range of fitted wardrobes with cupboards over.

BEDROOM TWO
9'11 x 8'1 (3.02m x 2.46m)
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BEDROOM THREE
6'6 min x 6'2 (1.98m min x 1.88m)
Fitted carpet. Radiator. UPVC double glazed window. Airing cupboard containing the Ideal gas combi boiler.

BATHROOM/WC
6'1 x 6'0 (1.85m x 1.83m)
Laminate flooring. Tiled walls. White suite complete with shower and screen to the bath. UPVC double glazed window with fitted roller blind. Radiator. Extractor.

OUTSIDE
There is a terraced rear garden with two patios and numerous established shrubs.

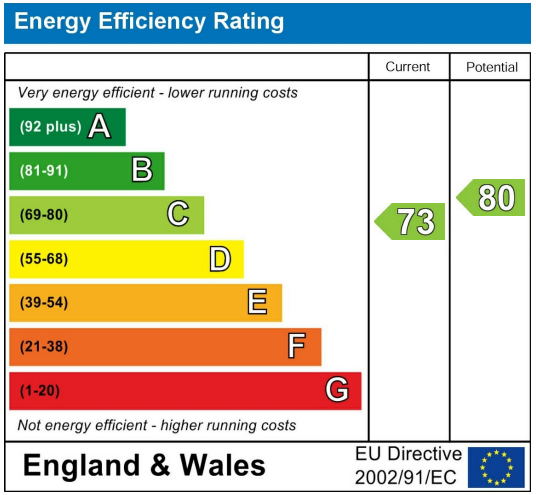
At the front of the property the house is set back from the road behind a mature hedge and there is a landscaped garden with double gates leading into a long blocked paved driveway with an additional ornamental gate leading to the...

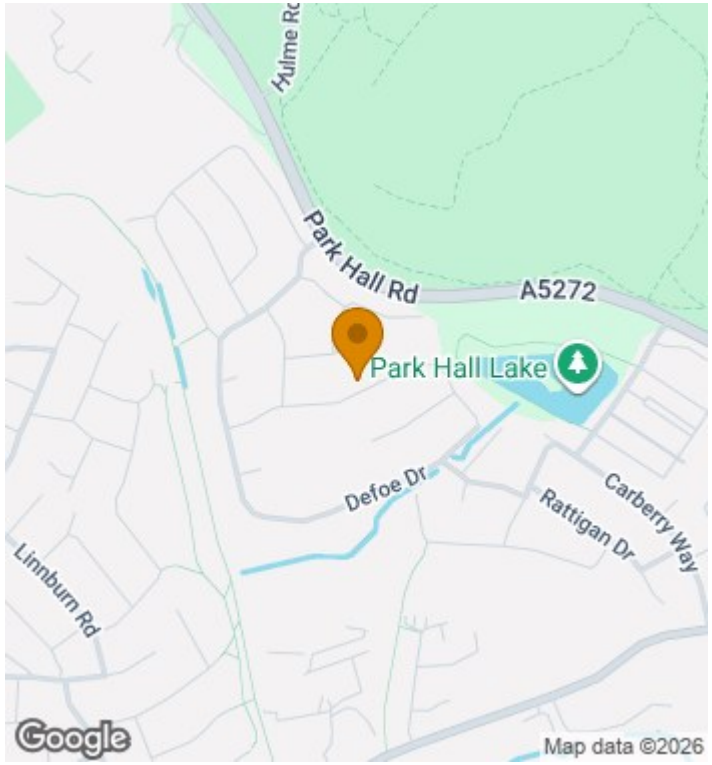
DETACHED SINGLE GARAGE
Up and over door.

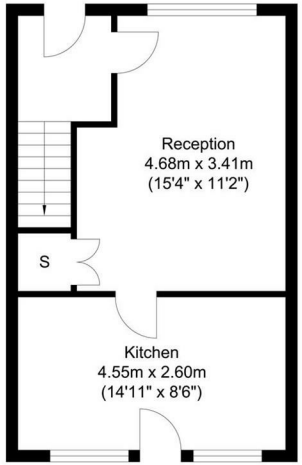
MATERIAL INFORMATION

Tenure - Freehold

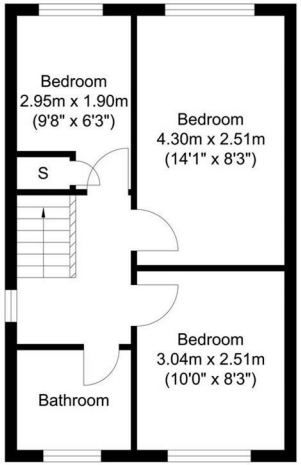
Council Tax Band - B







Ground Floor



First Floor

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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