

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Park Drive, Werrington, Stoke-On-Trent, ST9 0ED

£180,000

- Watch Our Online Video Tour!
- Cul-De-Sac Location
- Combi Boiler
- Garage
- Two Bedrooms
- Conservatory
- UPVC Double Glazing
- No Chain

A DELIGHTFUL TWO BEDROOM SEMI-DETACHED BUNGALOW IN A QUIET WERRINGTON LOCATION!

This bungalow in Park Drive has been loved and maintained by the previous owner for many years, but it is now offered for sale with no onward chain, providing the opportunity for you to make changes where necessary and make it your own.

UPVC double glazed windows are apparent throughout and gas central heating is provided from a combi boiler. The accommodation offers an entrance hall, practical kitchen, bathroom and two bedrooms. At the rear of the property is a spacious lounge, which provides access to a fully UPVC double glazed conservatory.

The pleasant rear garden is of a useful size and there is a spacious driveway at the front of the property which leads to the detached garage.

Park Drive is a peaceful cul-de-sac just off Park Road. Local amenities are only a short distance away and there are many rural settings nearby, which will certainly appeal to dog walkers and walking enthusiasts.

See our online virtual tour and for more information please contact us.



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ENTRANCE PORCH

UPVC Double glazed sliding door. Tiled floor. Two timber entrance doors.

ENTRANCE HALL

Fitted carpet. Radiator. Store cupboard with combi boiler.

KITCHEN

10'06 max 7'04 min x 9'07 (3.20m max 2.24m min x 2.92m)
UPVC double glazed window. Tiled floor. Range of wall cupboards and base units. Tiled walls. Breakfast bar.

LIVING ROOM

15'11 max x 11'11 max 9'11 min (4.85m max x 3.63m max 3.02m min)
UPVC double glazed sliding doors in to the conservatory. Carpet. Radiator. Electric fire.

CONSERVATORY

10'00 x 8'00 (3.05m x 2.44m)
UPVC double glazed windows and door into the garden. Tile effect floor.

BEDROOM ONE

12'03 x 9'11 to wardrobe face (3.73m x 3.02m to wardrobe face)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

BEDROOM TWO

10'02 x 8'05 (3.10m x 2.57m)
UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

6'02 x 5'10 (1.88m x 1.78m)
UPVC double glazed window. Tiled floor. Tiled walls. Panelled bath with shower and screen over, pedestal wash basin and wc. Radiator.

OUTSIDE

To the rear of the property there is a patio area, raised lawn, timber shed and greenhouse. The rear garden & conservatory enjoy the full sun from midday onwards!

At the front of the property there is a low maintenance garden and a driveway providing off road parking which leads to the...

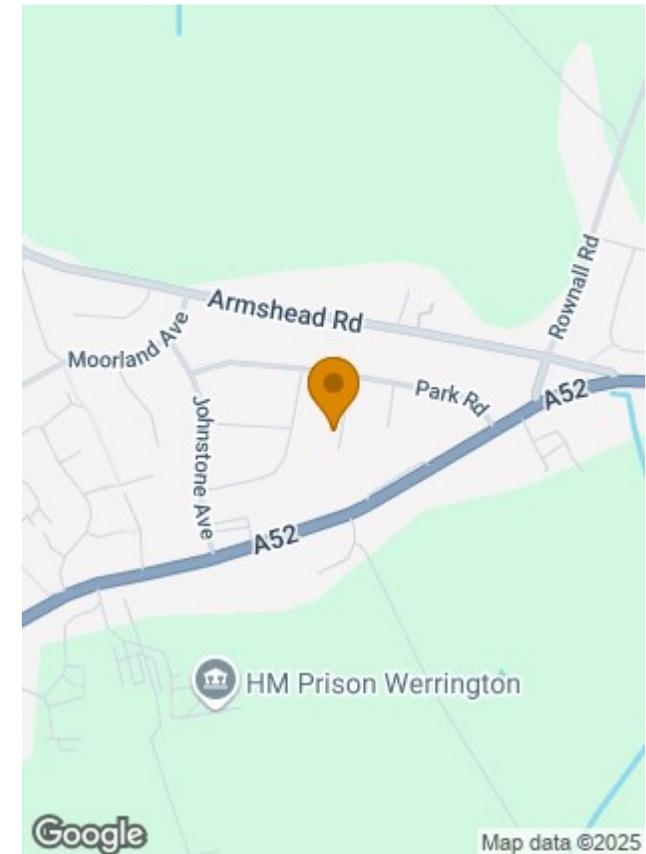
DETACHED GARAGE

Up and over door. Power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

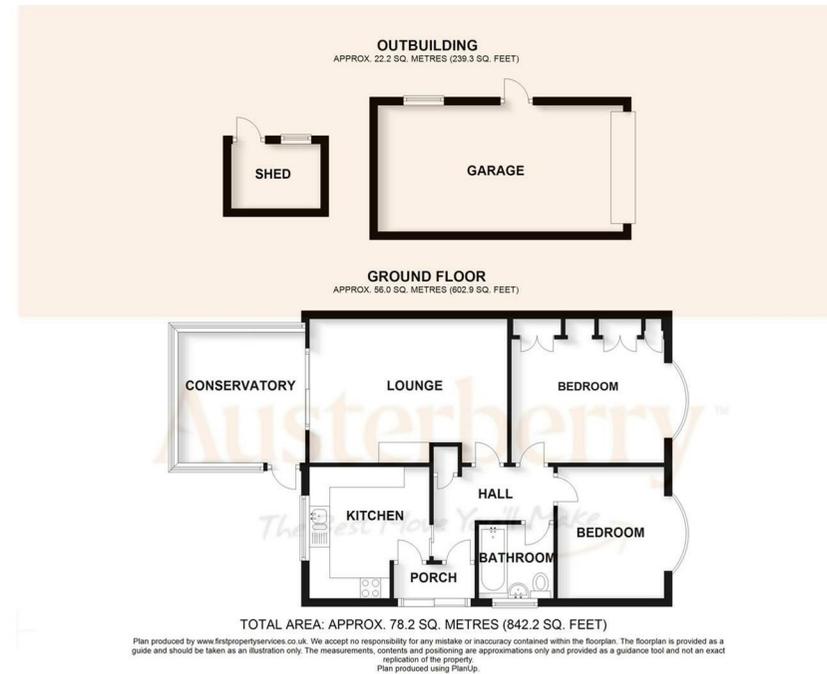
Tenure - Freehold

Council Tax Band - B



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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