

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Imogen Close, Fenpark, Stoke-On-Trent, ST4 3QY

£147,500

- Beautifully Improved And Remodeled
 - Big Conservatory/Sun Room
 - Fabulous Traditional Bathroom
 - Low Maintenance Landscaped Garden
- Fully Fitted Kitchen With Appliances
- Impressive Master Bedroom With Wardrobes
- Combi Boiler & UPVC Double Glazing
- Extensive Driveway And Parking Area

A BUNGALOW LIKE NO OTHER!

Totally remodelled and refurbished over the last few years and a property that has a contemporary but very tasteful feel to it.

Heating is from a gas combi boiler, there are solar panels to the roof so that you can benefit from the savings on your electricity bill and the property also has UPVC double glazing, an amazing amount of off-road parking space in the expensively tarmac driveway and a fully landscaped rear garden with large shed.

Step inside and we know that you'll love the black and white pattern tiled floor in the hallway, the solid timber internal doors and the stunning open plan living area with fully fitted kitchen with integrated appliances.

Beyond the master bedroom you'll find a full width sun room/conservatory with a beautifully tiled floor and radiator and then there is the traditional style but very beautiful bathroom with a stylish white suite.

This is a property that you have to see to appreciate.

For more information call or e-mail us.



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ENTRANCE HALL

UPVC double glazed front door. Stunning black and white patterned tile floor. Radiator. Access by loft ladder to the part boarded loft. Storage cupboard with shelving. Gas combi boiler.

OPEN PLAN LIVING AREA FEATURING...

LIVING ROOM

15'0 x 9'5 (4.57m x 2.87m)

Laminate flooring. Two radiators. UPVC double glazed window with fitted vertical blinds. Open archway leading into the...

KITCHEN

12'2 x 5'2 (3.71m x 1.57m)

Tiled floor and part tiled walls. Good range of wall cupboards and base units with a white high gloss finish, soft close drawers and doors with integrated gas hob, under oven, stainless steel cooker hood, fridge freezer, white Belfast sink and space for a washer/dryer. Concealed lighting. UPVC double glazed window with fitted vertical blinds.

BEDROOM

12'4 max, 10'3 to face of wardrobes x 8'6 (3.76m max, 3.12m to face of wardrobes x 2.59m)

Fitted carpet. Radiator. Really good range of fitted wardrobes. UPVC double glazed double doors leading into the...

CONSERVATORY/SUNROOM

13'6 x 9'6 (4.11m x 2.90m)

Highly polished grey tiled floor. UPVC double glazed windows and double doors leading into the garden. Radiator.

BEAUTIFUL BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

All refitted in a very traditional style! Roll top bath complete with side mixer taps and shower fitting and wash basin and wc within a fitted unit. Panelled walls. Highly polished grey tiled floor. Black vertical radiator. Extractor. UPVC double glazed window with fitted vertical blinds.

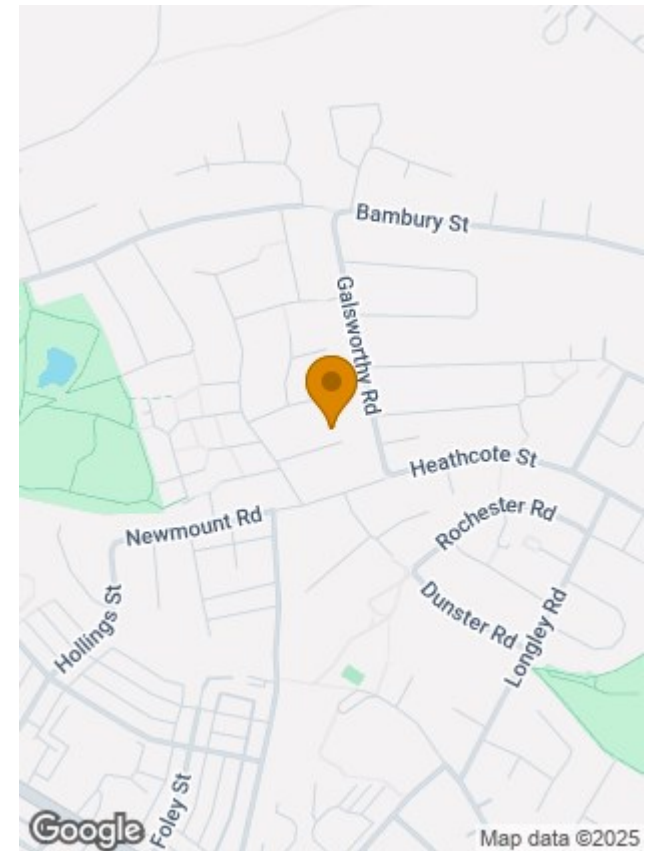
OUTSIDE

This bungalow stands on a really good plot with an extensive tarmac driveway and parking area to the front and side together with an outside tap and tall gates separating the drive from the fully enclosed low maintenance fully landscaped rear garden with a large garden shed.





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



MATERIAL INFORMATION

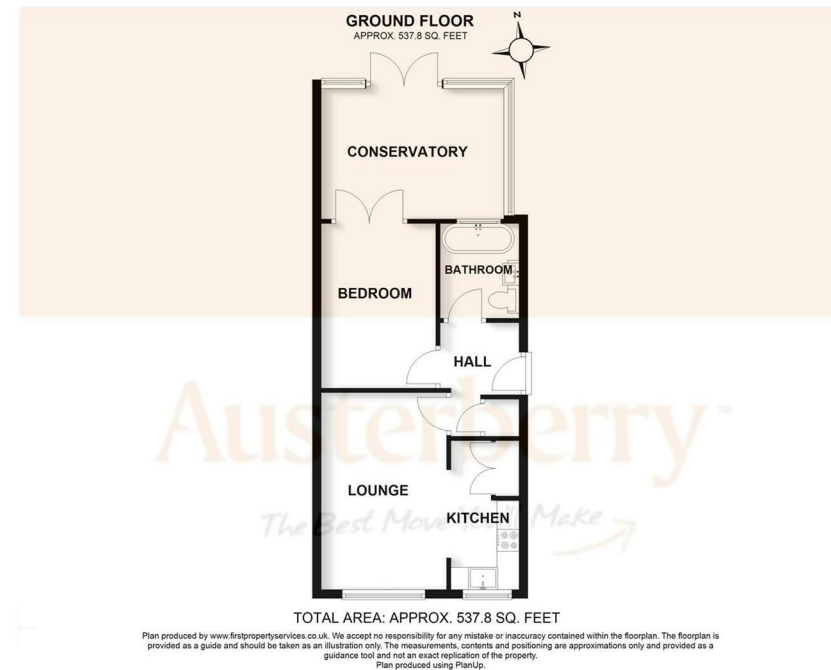
Tenure - Freehold

Council Tax Band - 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

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