Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



77 Dividy Road, Bucknall, Stoke-On-Trent, ST2 9JQ

£145,000

- Three Bedrooms
- Freshly Decorated
- Comfortable Lounge
- Ample Off Road Parking
- No Chain!
- Open Plan Kitchen & Dining Area
- Convenient Location
- Excellent Potential

A traditional three-bedroom semi-detached home offering excellent potential, generous parking and the added benefit of no onward chain.

Freshly painted white throughout and complemented by pale grey fitted carpets, the property provides a bright and neutral starting point for its next owner. While some general modernisation is required, there is plenty of scope to create a wonderful family home.

The ground floor features a comfortable lounge together with an open-plan kitchen and dining area, providing ample space for everyday family life and entertaining. UPVC doors open directly onto the low-maintenance paved rear garden.

Upstairs, there are three bedrooms and a family bathroom, offering practical accommodation for couples and families alike.

Outside, a particular advantage is the large driveway and parking area, providing generous off-road parking.

With its traditional layout and no onward chain, this is a great opportunity for buyers looking to put their own stamp on a well-proportioned home.

Contact Austerberry today to arrange your viewing!





GROUND FLOOR

ENTRANCE PORCH
UPVC double glazed front door and side window. Grey vinyl flooring.

ENTRANCE HALL
Grey fitted carpet. Radiator. Wall lights. Stairs to the first floor.

LOUNGE
14'3 x 9'9 (4.34m x 2.97m)
Grey fitted carpet. Radiator. UPVC double glazed bay window. White painted fireplace.

KITCHEN WITH DINING SPACE
16#1 x 8'7 (4.88m#0.30m x 2.62m)
Range of two tone black and red coloured gloss wall cupboards and base units. Tiled splashback. Grey vinyl flooring. Radiator. UPVC double glazed window and UPVC double glazed sliding patio doors. Worcester combi boiler. Under stairs cupboard.

FIRST FLOOR

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

BEDROOM ONE
14'6 x 9'0 (4.42m x 2.74m)
Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes.

BEDROOM TWO
9'1 x 8'9 (2.77m x 2.67m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE
6'8 x 5'11 (2.03m x 1.80m)
Fitted carpet. Radiator. UPVC double glazed window. Small storage cupboard.

BATHROOM
5'10 x 5'5 (1.78m x 1.65m)
White suite consisting of a panelled bath with shower over, wash basin and wc. Radiator. UPVC double glazed window. Vinyl flooring.

OUTSIDE
There is a large frontage to this property with concrete flag driveway and an additional gravel parking area.

To the rear there is a low maintenance enclosed paved rear garden with two small brick outbuildings.







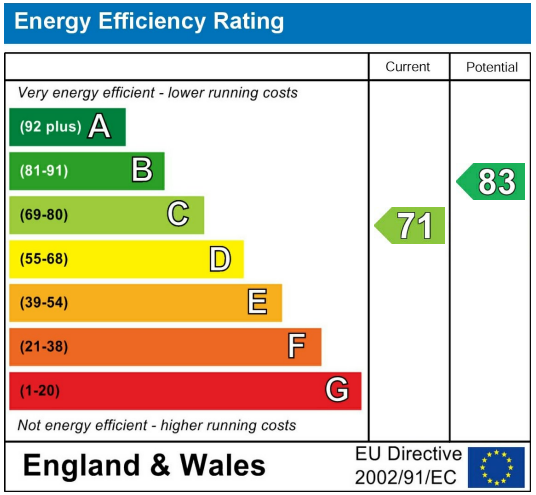




MATERIAL INFORMATION

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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