

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



233 Dividy Road, Bucknall, Stoke-On-Trent, ST2 0BJ

£170,000

- A Detached Bungalow
- Two Bedrooms
- Combi Boiler
- Detached Garage
- Large Plot
- Large Kitchen With Dining Area
- UPVC Double Glazing
- General Refurbishment Required

A detached bungalow occupying a large plot!

This two-bedroom detached bungalow will require some general refurbishment but offers a great opportunity for someone. The internal layout is quite self explanatory, floor coverings along with re-decoration will be required.

The kitchen is fitted with a large extension to provide a breakfast or dining area, gas central heating is from a combi boiler and there is double glazing throughout.

The plot will be the selling point for many people, located on the corner of Dividy Road and Beverley Drive. Vehicle access is off Beverley Drive and provides parking for numerous cars on hard standing, you will also find a detached garage and surrounding grass lawns. It has a private feel with hedges covering most of the plot's perimeter.

Contact Austerberry today to arrange your viewing!



## ENTRANCE HALL

Tiled floor. UPVC double glazed front door. Access to the loft.

## LOUNGE

12'0 x 10'6 (3.66m x 3.20m)

Two UPVC double glazed windows. Feature fireplace.

## BEDROOM ONE

10'7 x 10'4 (3.23m x 3.15m)

Radiator. UPVC double glazed window. Fitted wardrobe carcass.

## BEDROOM TWO

11'11 x 8'6 (3.63m x 2.59m)

Radiator. UPVC double glazed window. Fitted wardrobe and shelves.

## BATHROOM

6'8 x 4'10 (2.03m x 1.47m)

Bath with shower and screen over, wash basin and wc. Tiled walls. UPVC double glazed window. Radiator.

## KITCHEN WITH DINING AREA

25'3 x 9'11 (7.70m x 3.02m)

Range of wall cupboards and base units. Freestanding electric cooker.

Plumbing for washing machine. Part tiled flooring. UPVC double glazed window. Aluminium double glazed sliding patio doors. Cupboard containing the combi boiler.

## SIDE PORCH

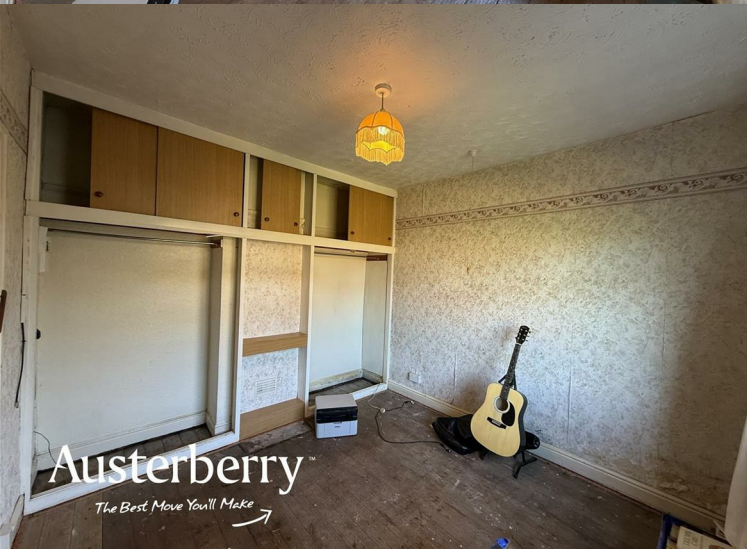
Two UPVC double glazed windows. External door.

## OUTSIDE

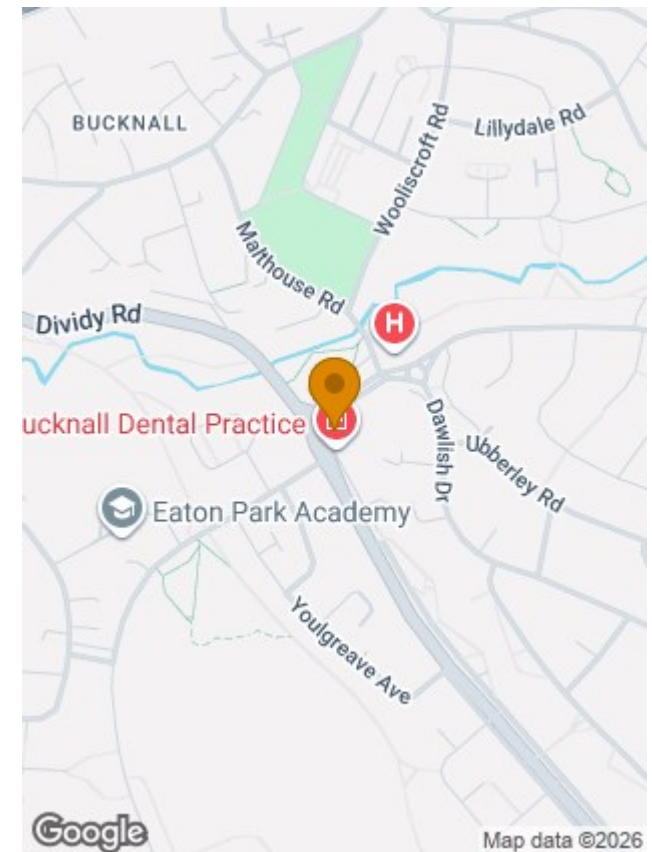
Generous plot comprising a grass lawn and concrete paved parking area suitable for numerous cars.

## DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>56</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 - 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.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the measurements are approximate and should not be relied upon for the purpose of a purchase. The services, systems and appliances shown have not been tested and no guarantee is given.

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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