

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



30 Edenhurst Avenue, Catchems Corner, Stoke-On-Trent, ST3
6HF

£190,000

- Two Bedrooms
- Conservatory
- Combi boiler
- Garage & Carport
- Fitted Kitchen
- Utility/Rear Porch
- Level Plot
- Open Outlook

We are pleased to offer for sale this delightful semi-detached bungalow which offers two bedroom accommodation featuring a gas combi boiler for central heating, a conservatory accessed from the master bedroom and a large and useful utility room/rear porch.

There is a stunning fitted kitchen and the property provides contemporary decoration throughout.

The bungalow occupies a level plot with an extensive block paved parking area to the front together with a substantial carport to the side and a detached single garage to the rear. The rear garden is compact and laid out for low maintenance and there is an open outlook to the property.

We would be delighted to show you around! For more information call or e-mail us.



ENTRANCE PORCH

Vinyl flooring. Radiator. UPVC double glazed front door.

ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed door. Access to the boarded loft via a loft ladder.

LOUNGE

13'9 max x 11'10 max (4.19m max x 3.61m max)

Fitted carpet. Radiator. UPVC double glazed window with bespoke timber shutter blinds. Electric fire.

BEDROOM ONE

12'6 max x 9'10 max (3.81m max x 3.00m max)

Fitted carpet. Radiator. UPVC double glazed doors leading into the...

CONSERVATORY

9'7 max x 7'6 max (2.92m max x 2.29m max)

Tiled floor. UPVC double glazed windows and doors leading into the garden.

BEDROOM TWO

11'0 x 7'10 (3.35m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window with bespoke timber shutter blinds.

SHOWER ROOM

7'7 max x 6'2 max (2.31m max x 1.88m max)

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin, wc and shower compartment. Store cupboard housing the Glow Worm combi boiler.

KITCHEN

11'2 x 7'9 (3.40m x 2.36m)

Vinyl flooring. Radiator. UPVC double glazed window. Plumbing for washing machine.

OUTSIDE

There are patio and gravelled areas to the rear of the property and a timber shed.

There is parking space for two vehicles to the front of the house in the block paved driveway, which leads to the CARPORT and...

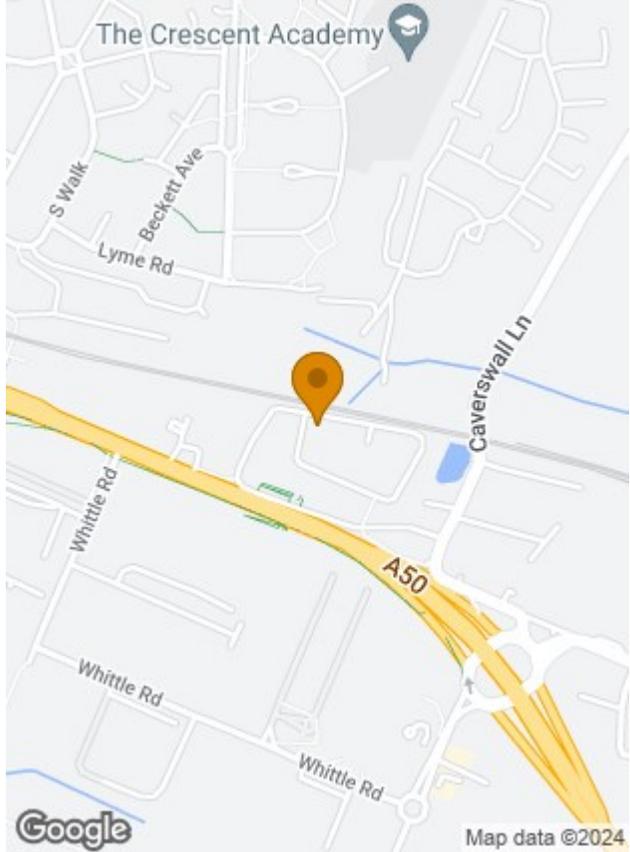
DETACHED GARAGE

And...
CARPORT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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 - 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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