

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Carpenter Road, Longton, Stoke-On-Trent, ST3 2LJ

£175,000

- Superbly Maintained Bungalow!
- UPVC Double Glazing
- Two Bedrooms
- Detached Garage
- Gas Combi Central Heating
- Fully Modernised For Immediate Use
- Low Maintenance Gardens
- No Onward Chain!

A SUPERBLY MAINTAINED BUNGALOW IN A DESIRABLE LOCATION!

Unlike many other bungalows you may have viewed, this two bedroom semi detached property is fully modernised and ready for immediate occupation.

As you enter the bungalow you will find the bright and practical kitchen which even offers space for a small table for dining. The living room offers a comfortable space to relax and you can find two good sized bedrooms at the rear of the property, all tastefully decorated in neutral colours.

The property features a level plot, low maintenance gardens, a detached garage and a paved driveway providing off road parking.

An additional benefit is that this stunning property is offered for sale with no onward chain! We would be delighted to make arrangements to show you around, please call or email us.



GROUND FLOOR

KITCHEN

13'0" x 8'11" (3.96m x 2.72m)

UPVC double glazed entrance door. UPVC double glazed windows. Tiled flooring. Radiator. A range of base and wall units with worktop space. Tiled splash back. Wall mounted extractor.

LIVING ROOM

20'0" maximum x 11'03" maximum (6.10m maximum x 3.43m maximum)

UPVC double glazed window. Fitted carpet. Radiator. Wall mounted electric fire.

REAR HALL

Fitted carpet. Access to loft space. Store cupboard containing Worcester combi boiler.

FIRST FLOOR

BEDROOM ONE

11'04" x 10'04" (3.45m x 3.15m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'11" x 8'11" (3.33m x 2.72m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

6'05" x 5'05" (1.96m x 1.65m)

UPVC double glazed window. Tiled flooring and walls. Radiator. WC, wash basin and bath with overhead shower.

OUTSIDE

To the front, a paved driveway for off road parking and low maintenance gardens.

To the rear is a South East facing garden with patio area and manageable gardens.


DETACHED GARAGE

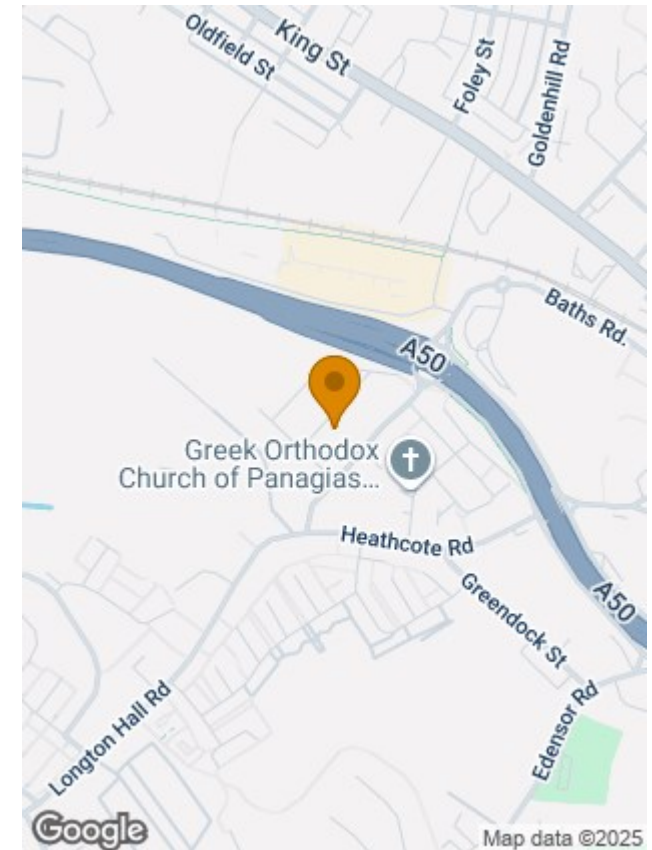
With power.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

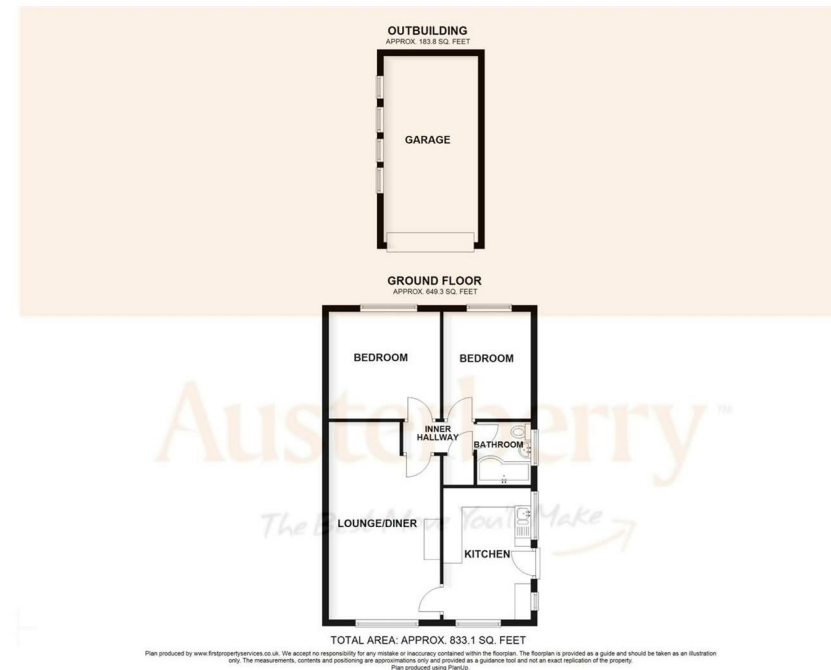
Tenure - Freehold

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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