

Austerberry™

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Estate Agents

Letting and Management Specialists



20 Longnor Place, Eaton Park, Stoke-On-Trent, ST2 9NA

Offers In The Region Of

£225,000

- A Detached Bungalow
- Beautifully Presented
- Modern Shower Room
- Attractive Gardens
- Two Bedrooms
- Fitted Kitchen
- Stunning Conservatory
- Garage

Welcome to this beautifully presented two-bedroom detached bungalow situated in Longnor Place, offering well-proportioned accommodation that has been meticulously maintained by the current owners.

The property provides comfortable and versatile living space throughout, with a welcoming lounge, fitted kitchen, two well-sized bedrooms, and a shower room finished to a high standard. Particular mention must be made of the stunning conservatory to the rear, which provides an excellent additional reception area and enjoys delightful views over the beautifully kept rear garden, creating the perfect space for relaxation and entertaining alike.

The high standard of care and attention afforded to the property is evident throughout, with accommodation presented in excellent order and ready for immediate occupation.

Externally, the bungalow benefits from attractive gardens and enjoys the privacy and appeal associated with a detached residence.

Properties of this calibre are rarely available and early viewing is strongly recommended to fully appreciate the quality, condition, and enviable setting on offer.

Call us today to arrange your viewing!



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ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed front door.

BEDROOM ONE

11'10 x 9'11 max (3.61m x 3.02m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

9'11 x 6'7 to face of wardrobes (3.02m x 2.01m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

SHOWER ROOM

8'0 x 6'4 (2.44m x 1.93m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower enclosure with electric shower, wash basin in vanity unit and wc. Store cupboard containing the gas boiler and cylinder.

LIVING ROOM

18'7 x 11'10 (5.66m x 3.61m)

Fitted carpet. Two radiators. UPVC double glazed sliding door into the...

CONSERVATORY

12'6 x 9'5 (3.81m x 2.87m)

UPVC double glazed patio doors and windows into the garden. Tiled floors. Radiator.

KITCHEN

8'4 x 7'8 (2.54m x 2.34m)

Vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with an integrated electric oven, hob and fridge freezer. Part tiled walls.

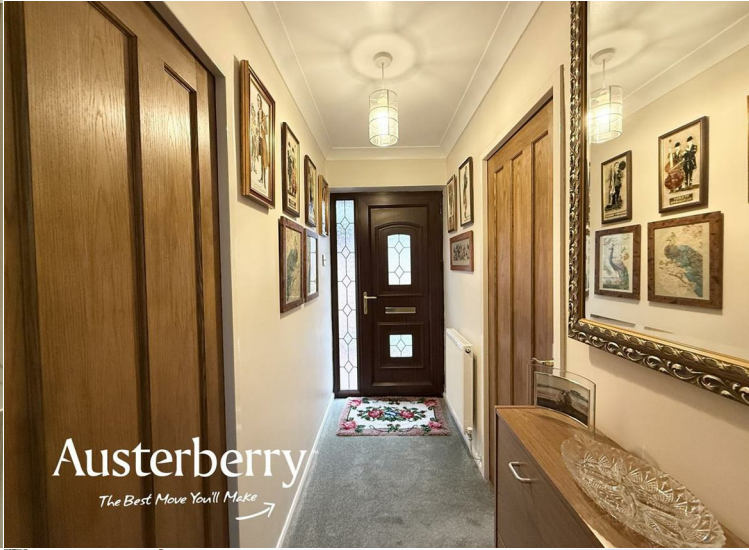
OUTSIDE


to the rear of the property is a block paved yard with a decked patio area and a feature pond. There is also a timber shed.

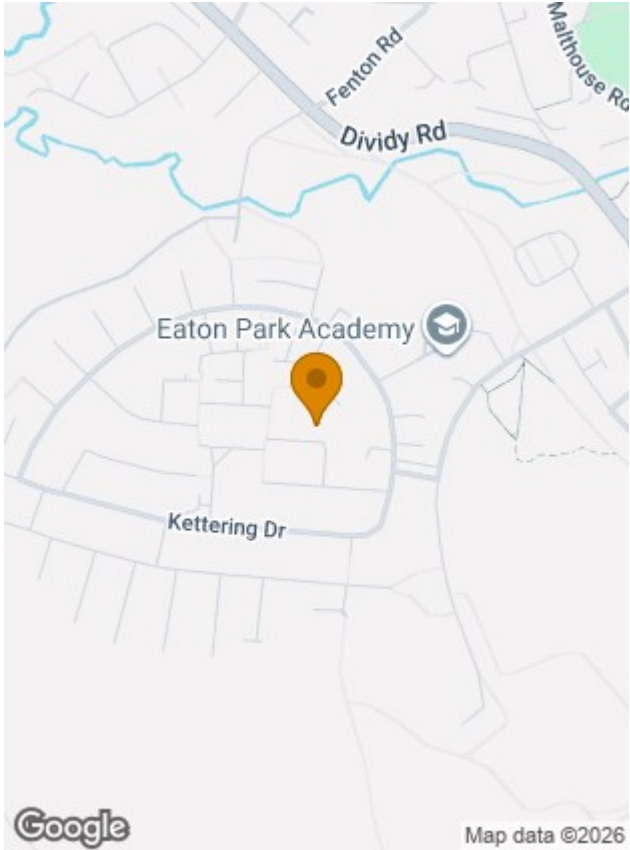
There are low maintenance gardens to the front and a resin surfaced driveway extending into a pressed concrete driveway under the carport and which leads to the...

DETACHED GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

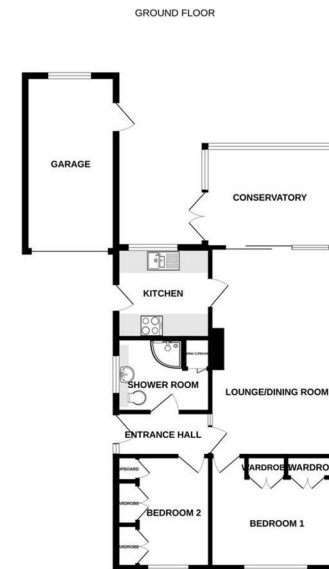
Tenure - Freehold

Council Tax Band - C



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.



While every effort has been made to ensure the accuracy of the floor plan, the seller does not accept any responsibility for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The seller, estate agent and Austerberry are not liable for any errors or omissions. Made with Keyplan 12/22

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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