

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Edgar Place, Saxonfields, Stoke-On-Trent, ST3 5SE

£135,000

- Quiet Cul-De-Sac Location
- Two Bedroom Link Detached Bungalow
- Practical Layout
- Compact And Enclosed Rear Garden
- UPVC Double Glazing
- Combi Boiler
- Close To Local Neighbourhood Shops

Tucked away in the quiet cul-de-sac of Edgar Place in Sandford Hill, this two-bedroom link-detached bungalow offers a rare opportunity for single-level living in a peaceful residential setting.

The property features a generous lounge, two comfortable bedrooms, a well-appointed kitchen, and a modern shower room. With its practical layout and light-filled rooms, the home is both functional and welcoming.

Outside, a compact and enclosed garden can be found at the rear. The property also benefits from a driveway and low maintenance gardens at the front.

Perfectly suited for those looking to downsize or enjoy a more relaxed pace of life, this bungalow combines comfort and convenience with excellent access to local shops, bus routes, and amenities.

Link detached bungalows rarely come available at this sort of price, call us today to arrange your viewing!

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Tiled floor.

KITCHEN

11'08 max 7'08 min x 7'01 max 3'09 min (3.56m max 2.34m min x 2.16m max 1.14m min)

UPVC double glazed window and rear door. Tiled floor. Radiator. Range of wall cupboards and base units. Part tiled walls.

LIVING ROOM

18'03 max x 12'04 (5.56m max x 3.76m)

UPVC double glazed bow window. Laminate floor. Radiator.

REAR HALL

Laminate floor. Store cupboard containing the combi boiler.

BEDROOM ONE

12'05 x 9'06 (3.78m x 2.90m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

8'10 x 7'10 (2.69m x 2.39m)

UPVC double glazed window. Radiator.

BATHROOM

8'10 max 7'0 min x 5'00 (2.69m max 2.13m min x 1.52m)

Tiled walls and floor. Radiator. W/C. Wash basin. Shower

OUTSIDE

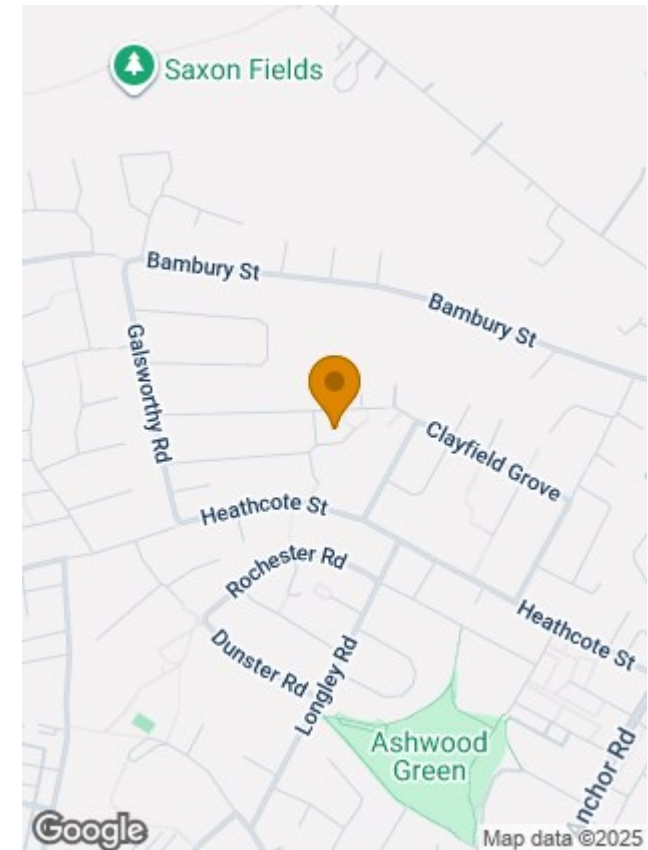
To the front of the property there is a driveway providing off road parking and low maintenance garden.

At the rear there is an enclosed rear garden offering low maintenance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(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 - A

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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