



252 Bambury Street, Saxonfields, Stoke-On-Trent, ST3 5QY

£180,000

- Watch Our Online Video Tour
- Perfect For First Time Buyers And Families
 - Fully Fitted Kitchen
 - Detached Brick Garage

- Semi Detached Extended Bungalow
- Three Bedrooms
- Driveway
- Popular Location

A fully modernised house offered for sale at an attractive price!

This three bedroom semi-detached house in Bambury Street is sure to be of interest to first time buyers and growing families.

There is a pleasant hallway upon entry which will lead you to the comfortable and spacious living room. At the back of the property there is a fully fitted kitchen which also provides space to dine, which looks out onto the beautifully maintained garden.

Upstairs, you will find three useable bedrooms and a practical family bathroom. The property has been perfectly maintained throughout it's current ownership!

There is a driveway for off road parking and a large and useful detached brick garage.

Local shops and amenities are only walking distance away in what is proving to be an increasingly popular location!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Tile effect laminate flooring. Radiator. Access to stairs. Storage cupboard.

LIVING ROOM

12'10 x 9'00 (3.91m x 2.74m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

KITCHEN

17'09 x 9'00 (5.41m x 2.74m)

Composite back door. Two UPVC double glazed windows. Tile effect laminate flooring. Radiator. Range of wall cupboards and base units together with integrated electric oven, gas hob, fridge, freezer and washing machine. Wall mounted extractor. Part tiled walls.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpets. Loft access.

BEDROOM ONE

12'03 x 10'10 (3.73m x 3.30m)

Laminate flooring. UPVC double glazed windows. Radiator.

BEDROOM TWO

9'10 x 8'04 min, 10'10 max (3.00m x 2.54m min, 3.30m max)

Laminate flooring. UPVC double glazed windows. Radiator.

BEDROOM THREE

7'01 max x 6'06 max (2.16m max x 1.98m max)

Laminate flooring. UPVC double glazed windows. Radiator. Storage cupboard.

BATHROOM

8'11 max x 5'05 max (2.72m max x 1.65m max)

UPVC double glazed window. Laminate flooring. Radiator. White suite with a bath, wc and wash basin. Tiled walls. Storage cupboard with ideal combi boiler.

OUTSIDE

To the front of the property there is a small lawn and a driveway for off road parking.

To the rear of the property there is a decked patio area, a lawn and a small artificial lawn.

DETACHED BRICK GARAGE

20'03 x 9'05 approximately (6.17m x 2.87m appromimately)





MATERIAL INFORMATION

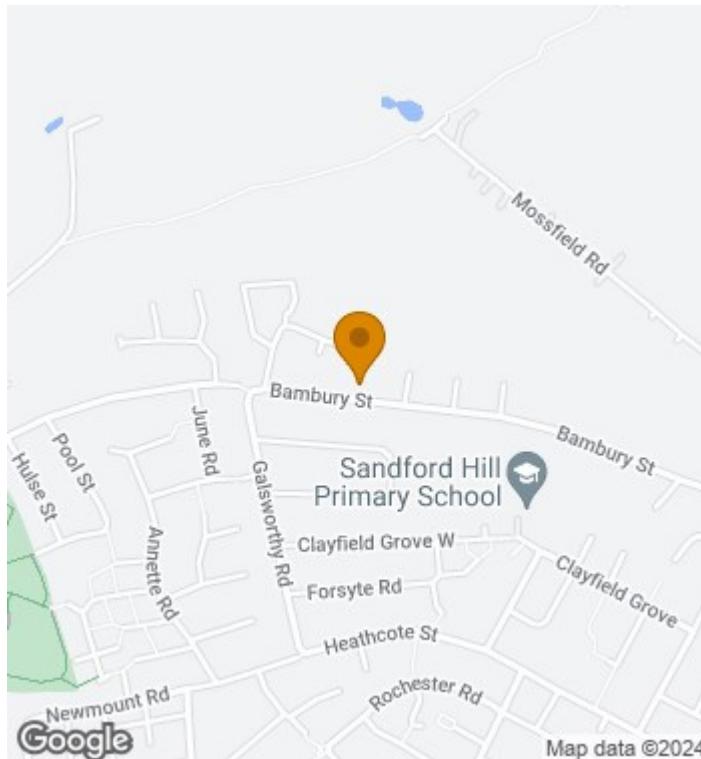
Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | 67 |
| (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 | |



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.



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry™
the best move you'll make