

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Asking Price

£185,000

- A Desirable Bungalow!
- Two Bedrooms
- Block Paving To Front And Rear
- Combi Boiler
- Corner Plot
- White Bathroom Suite
- Garage
- UPVC Double Glazing

## A DESIRABLE BUNGALOW ON A CORNER PLOT!

We are delighted to be marketing this two bedroom bungalow on Edenhurst Avenue.

This house has a real sense of space with a wide entrance hall and generous lounge with a bay window. The master bedrooms benefits from fitted furniture and the bathroom has a white suite.

Outside the property benefits from an excellent detached garage with light, power and an electrically operated door. Landscaped for low maintenance the block paved plot has feature planted shrubs in raised beds.

A dormer window has been installed and would welcome development should a new owner wish to maximise the potential. Gas central heating is provided by a combi boiler and there is UPVC double glazing throughout.

An honest house available with no onward chain.

We'd love to arrange a viewing, please call or e-mail us.



## ENTRANCE HALL

UPVC Front door. Wood effect vinyl flooring. Radiator. Access to the loft via a loft ladder.

## LOUNGE

13'10 x 10'08 (4.22m x 3.25m)

Fitted carpet. Feature fireplace with electric fire. Radiator. UPVC double glazed bay window. Dado rail. Feature wall lights.

## BEDROOM ONE

12'04 x 9'10 (3.76m x 3.00m)

Laminate flooring. Large UPVC double glazed window. Radiator. Selection of fitted furniture including wardrobes, dressing table and drawers.

## BEDROOM TWO

11'05 x 7'10 (3.48m x 2.39m)

Laminate flooring. UPVC double glazed window. Radiator. Feature decoration.

## BATHROOM

8'01 x 6'03 (2.46m x 1.91m)

White suite with shower and screen over the bath, wc and wash basin. Tiled floor & walls. Radiator. UPVC double glazed window. Cupboard with shelving.

## KITCHEN WITH DINING SPACE

11'03 x 10'01 (3.43m x 3.07m)

Fitted kitchen with range of wall cupboards and base units and a space for a gas cooker. Plumbing for washing machine. Tiled worktop & splashback. Tile effect vinyl flooring. Radiator. UPVC double glazed window. Feature ceiling beams. UPVC double glazed external door. Small rear porch with double doors.

## LOFT ROOM

Storage room! Central heating boiler. UPVC double glazed dormer window.

## OUTSIDE

A block paved corner plot with raised borders and mature shrubs to the front of the property and a private seating area to the rear.

There is a block paved driveway to the side of the property which leads to the...

## DETACHED GARAGE

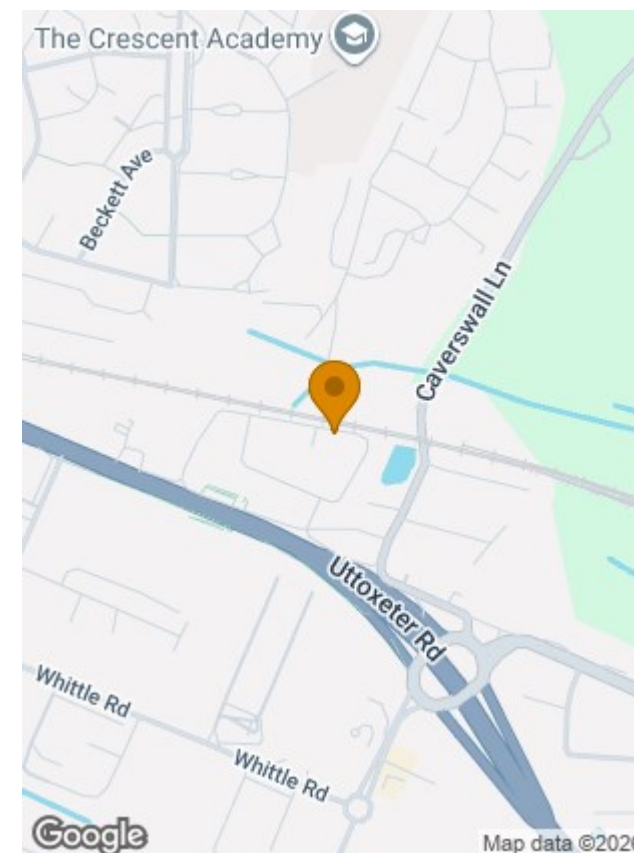
15'11 x 10'10 (4.85m x 3.30m)

Electrically operated door. Light & Power.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 68                                                                                                          | 76        |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



## MATERIAL INFORMATION

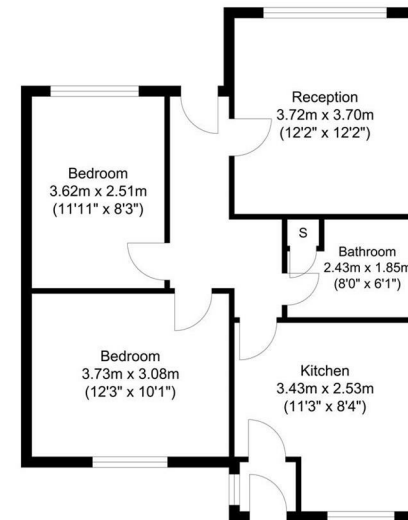
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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