

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Conrad Close, Meir Hay, Stoke-On-Trent, ST3 1SW

Offers In The Region Of

**£180,000**



- A Detached Bungalow
- Modernisation Required
  - Combi Boiler
  - Detached Garage
- Two Bedrooms
- UPVC Double Glazing
- Modern Shower
- No Chain!

Tucked away at the bottom of Conrad Close is this two bedroom detached bungalow.

Whilst the property does require general modernisation it does benefit from UPVC double glazed windows and gas central heating from a combi boiler.

It occupies a large plot with a tarmac driveway to the front which leads to a detached garage and the rear garden also benefits from a pedestrian gate onto nearby Goddard Street.

The property accommodation comprises an L-shaped entrance hall, a fitted kitchen, spacious lounge, two bedrooms and a modern shower room with a walk-in shower.

This property is available with no onward chain!

For more information contact us.





## ENTRANCE HALL

Timber front door. Laminate flooring. Radiator. Cupboard with shelves. Access to the loft.

## KITCHEN

12'3 x 7'7 (3.73m x 2.31m)

Range of wall cupboards and base units. Space for electric cooker. Radiator. Tiled flooring. Worcester combi boiler. UPVC double glazed window. Plumbing for washing machine.

## LOUNGE

16'4 x 11'7 (4.98m x 3.53m)

Fitted carpet. Radiator. UPVC double glazed bow window. Feature fireplace with gas fire.

## BEDROOM ONE

12'8 x 9'5 (3.86m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted furniture including wardrobes, drawers and dressing table.

## BEDROOM TWO

8'0 x 8'0 (2.44m x 2.44m)

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

## MODERN SHOWER ROOM

6'7 x 5'5 (2.01m x 1.65m)

White suite with wash basin, wc and walk in shower compartment. Tiled floor and walls. Radiator. Sliding door.

## OUTSIDE

The rear garden is lawned with a paved patio and paths. Garden shed. Gate with pedestrian access to Goddard Street.

The front garden is paved with shrubs and a long tarmac driveway leads to the...

## DETACHED GARAGE

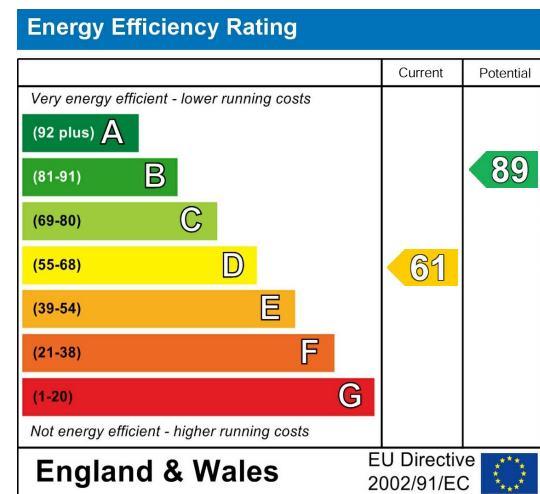




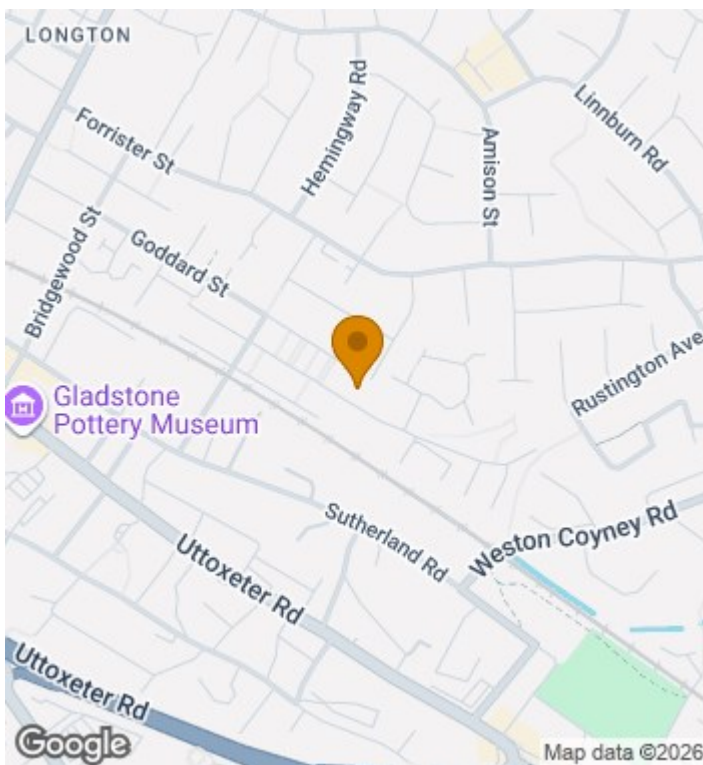
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

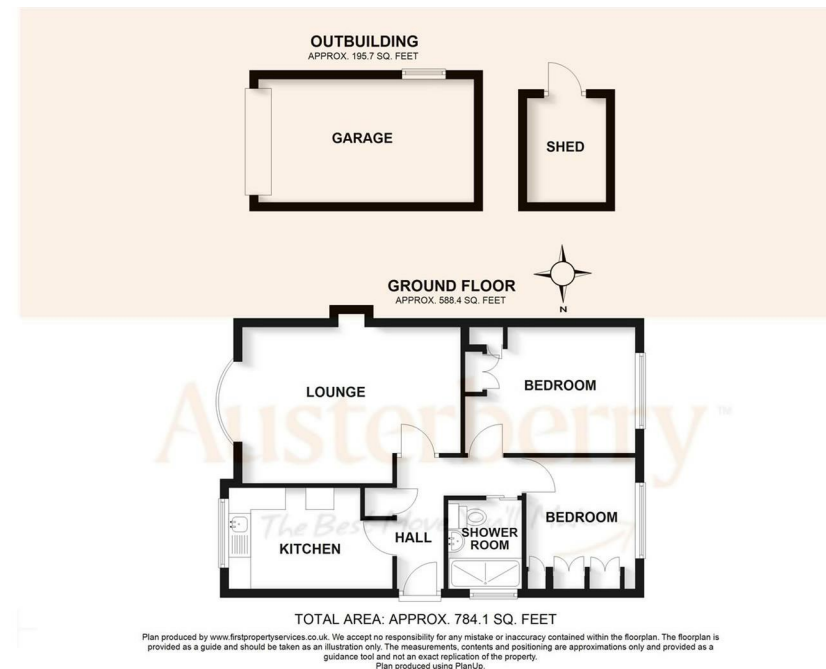






#### PLEASE NOTE

- \* 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](mailto:enquiries@austerberry.co.uk)

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