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the best move you'll make

Estate Agents

Letting and Management Specialists

51 Applewood Crescent, Catchems Corner, Stoke-On-Trent, ST3 6HQ

Offers In The Region Of

£215,000

- A Semi-Detached Bungalow
- Conservatory
- FF En-Suite
- UPVC Double Glazing & Combi Boiler
- Two Bedrooms
- GF Shower Room
- Office
- Detached Garage

This delightful semi-detached bungalow on Applewood Crescent offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a ground floor shower room, ensuring practicality and ease of use for all residents.

One of the standout features of this property is the lovely conservatory, which floods the space with natural light and offers a serene spot to enjoy your morning coffee or unwind with a good book. The additional office space is a fantastic bonus, providing a quiet area for work or study, catering to the needs of today's lifestyle.

For those who require extra storage or a place to park their vehicle, the property includes a garage, adding to the overall convenience of this charming home. The surrounding area is peaceful, making it an ideal location for those who appreciate a tranquil environment while still being close to local amenities.

Arrange a viewing with us today! Don't miss the chance to make this lovely bungalow your new home.

GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door and window. Fitted carpet. Radiator.

LIVING ROOM
15'08 max x 12'01max (4.78m max x 3.68mmax)
UPVC double glazed window. Fitted carpet. Radiator. Gas fire.

BEDROOM ONE
10'06 x 9'06 (3.20m x 2.90m)
Fitted carpet. Radiator. Fitted wardrobes. UPVC double glazed door into the...

CONSERVATORY
10'06 x 10'0 (3.20m x 3.05m)
UPVC double glazed windows and door into the garden. Fitted carpet. Radiator.

KITCHEN
15'04max x 11'01 ma (4.67mmax x 3.38m ma)
Two UPVC double glazed windows and rear door. Tiled floor. Radiator. Range of wall cupboards and base units with ample worktop space and under counter lighting and an integrated oven, gas hob and extractor.

SHOWER ROOM
7'09 x 6'02 (2.36m x 1.88m)
UPVC double glazed window. Vinyl floor. Radiator. Step-in shower, W/C and wash basin.

OFFICE
11'06 max x 5'0 (3.51m max x 1.52m)
UPVC double glazed window. Fitted carpet. Radiator. Storage. Stairs to the first floor.

FIRST FLOOR

LANDING
UPVC double glazed window. Fitted carpet. Storage. Store cupboard.

BEDROOM TWO
13'07 max x 9'03 max (4.14m max x 2.82m max)
UPVC double glazed window. Fitted carpet. Radiator. Storage. Store cupboard housing the Worcester combi boiler.

EN-SUITE
6'10 x 3'10 (2.08m x 1.17m)
UPVC double glazed window. Vinyl floor. White suite consisting of a bath, pedestal wash basin and wc. Tiled walls.

OUTSIDE
To the front there is a lawn, planted borders and a tarmac surfaced driveway.

To the rear there is a patio area, lawn and a...

DETACHED GARAGE

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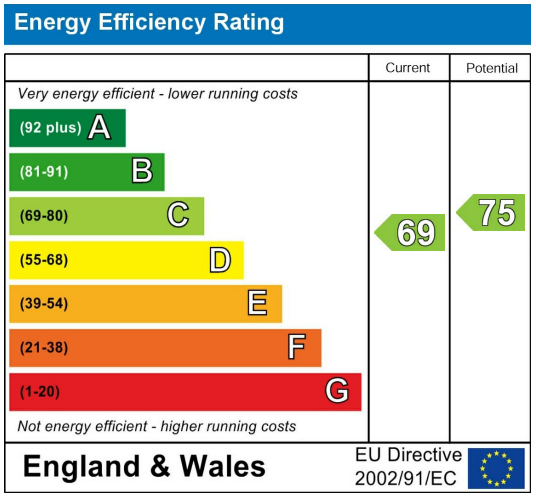
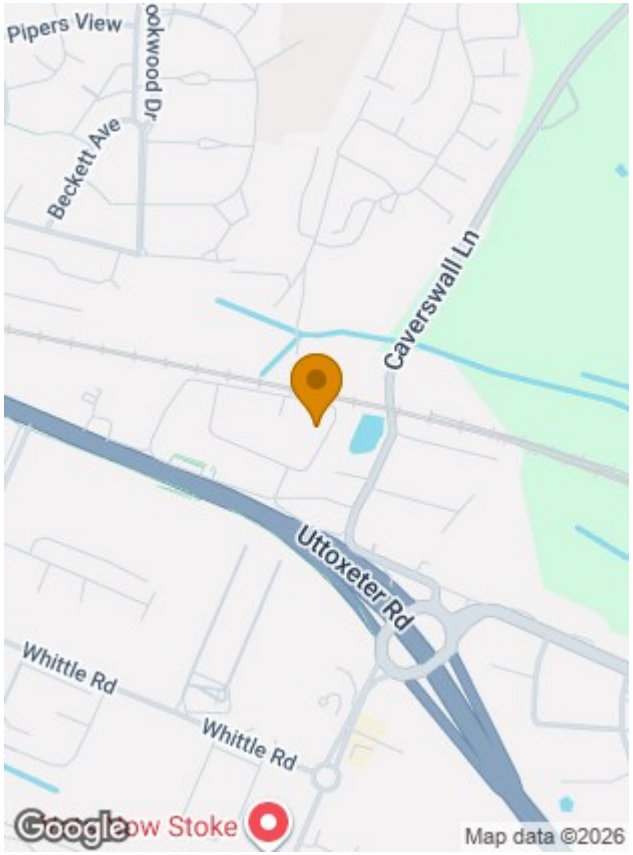

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
75
England & Wales
EU Directive 2002/91/EC


Pipers View
ookwood Dr
Beckett Ave
Caverswall Ln
Uttoxeter Rd
Whittle Rd
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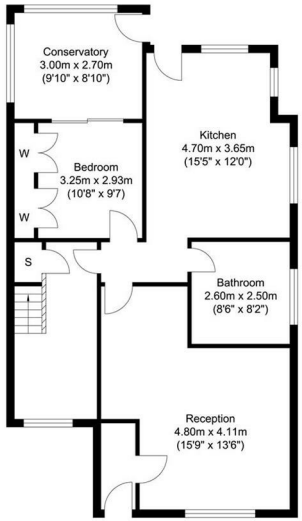
MATERIAL INFORMATION

Tenure - Freehold

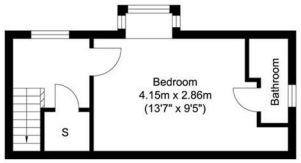
Council Tax Band - B

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.



Ground Floor



First Floor

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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