

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



269 Fenpark Road, Fenpark, Stoke-On-Trent, ST4 2NP

£165,990

- Great Location!
- A Unique Property
- Totally Reconfigured And Refurbished
- Open Plan Living At Its Best
- As New Fitted Kitchen
- UPVC Double Glazing & Combi Boiler
- No Chain!
- South Facing Garden

A unique property in a great location!

Totally re-configured by the present owners and a bungalow that will take your breath away!

The very modern and uncluttered feel of this property is a refreshing change and we think that you'll be delighted to see the open plan living area which features an as new fully fitted kitchen with integrated appliances as well as UPVC double doors opening onto the patio which faces due south. Both bedrooms are of double bedroom size although one is currently used as a dressing room.

The bathroom is fitted with a white suite, there's plenty of off-road parking space at the front of the property the benefit of a garage to the rear and the advantage of a location delightfully close to acres of parkland.

The property does of course have UPVC double glazing as well as an expensive and impressive front door and gas central heating from a combi boiler.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Impressive, expensive and secure double glazed front door. GrEY laminate flooring. Contemporary style radiator.

OPEN PLAN LIVING AREA

Grey laminate flooring. Two contemporary style radiators. Wall-mounted feature living flame effect fire. UPVC double glazed double doors leading out onto the patio and UPVC double glazed window in the kitchen overlooking the garden. Sleek and as new fitted kitchen with high gloss white finish together with integrated induction hob, cooker hood and eye level oven. Plumbing for washing machine. Spotlights. Main gas combi boiler for central heating and hot water.

INNER HALL

GrEY laminate flooring. Useful storage cupboard.

BEDROOM ONE

10'10 x 8'10 (3.30m x 2.69m)

Grey laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

13'10 x 8'11 (4.22m x 2.72m)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Spotlights.

BATHROOM/WC

5'10 x 5'4 (1.78m x 1.63m)

Tiled floor. Panelled walls. Modern white suite featuring wash basin within a fitted unit, low level wc, panelled bath with shower and screen over. Stainless steel centrally heated towel rail. Radiator. Spotlights. Extractor. Shaver socket. UPVC double glazed window with fitted venetian blind.

OUTSIDE

The fully enclosed rear garden faces due south, features a patio area and lawn and backs onto acres of landscaped parkland. There's also a useful shed and an outside tap.

There's plenty of off-road parking space at the front of the property and a shared drive at the side leads to the...

SEMI DETACHED GARAGE





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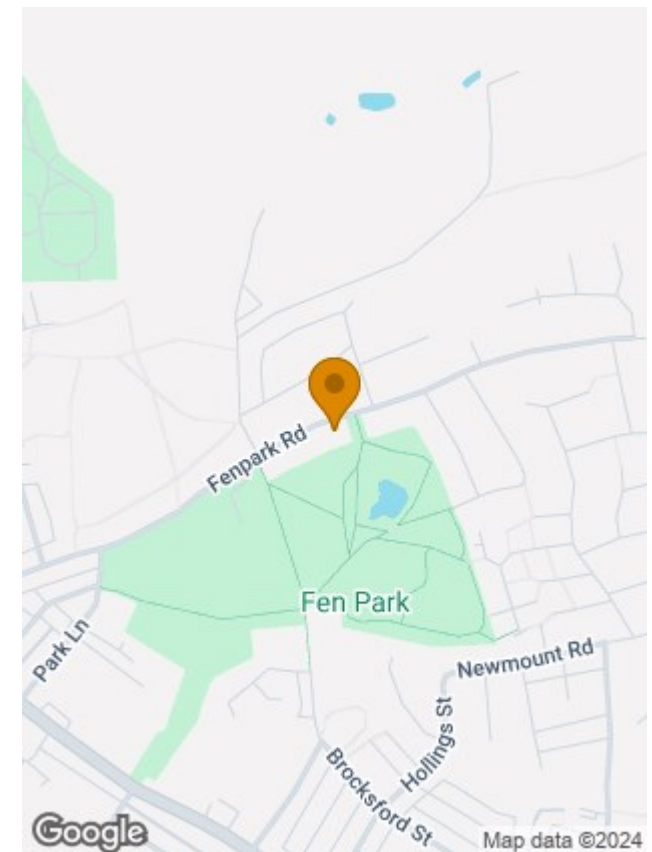


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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

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