

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Bewcastle Grove, Meir Park, Stoke-On-Trent, ST3 7XH

£210,000

- Watch Our Online Video Tour!
- Two Bedrooms
- No Chain
- UPVC Double Glazing
- A Detached Bungalow
- Desirable Cul-De-Sac Location
- Combi Boiler
- Detached Garage

Detached bungalows that come up for sale in Meir Park are in great demand but so often they are in need of full modernisation... that's definitely not the case here! All that is needed is some general freshening up throughout and there is no onward chain to slow down your purchase!

The bungalow has a modern fitted kitchen complete with oven and hob, the shower room is modern and has a white suite, heating is from a combi boiler and the bungalow has UPVC double glazing throughout.

This property has the benefit of a long paved driveway, a detached garage and a West facing garden.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed external door. Fitted carpet. Radiator. Airing cupboard with shelving and radiator. Access to the loft.

FITTED KITCHEN

10'3" x 7'10" (3.12 x 2.39)

Very good range of wall cupboards and base units with an off white paint effect finish together with soft close drawers and doors. Integrated electric hob, stainless steel cooker hoods and eye level oven. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted vertical blinds. Concealed Baxi gas combi boiler for central heating and hot water.

LOUNGE AND DINING AREA

17'8" into bay x 11'6" (5.38 into bay x 3.51)

Fitted carpet. Two radiators. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

SHOWER ROOM

6'6" x 5'6" (1.98 x 1.68)

Fitted carpet. Modern vertical radiator. UPVC double glazed window with fitted vertical blinds. White suite consisting of a wash basin and wc within a white unit and corner shower.

BEDROOM ONE

12'4" x 11'0" (3.76 x 3.35)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted furniture including wardrobes, fitted storage cupboards, chest of drawers and bedside cupboards.

BEDROOM TWO

8'5" x 7'1" (2.57 x 2.16)

Fitted carpet. Radiator. UPVC double glazed double doors leading out into the garden.

OUTSIDE

The west facing rear garden is fenced and there is a paved patio, lawn and borders.

There's a lawned open plan garden at the front of the bungalow and a paved driveway at the side leads to tall wooden double gates and then to the...

DETACHED SINGLE GARAGE

Up and over door.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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.



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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