

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Imogen Close, Fenpark, Stoke-On-Trent, ST4 3QY

£160,000



- Outstanding & Unusual
- Surprisingly Spacious
- Extended Accommodation
- Extensive Parking
- A Very Desirable Bungalow
- One Double Bedroom
- Superb Sun Room
- Delightful Low Maintenance Garden

If it boils down to the number of bedrooms then you can get little idea of the size of this bungalow from the fact that it has one double bedroom... But come to view this property and you will begin to appreciate just how big it is.

Extended and superbly presented accommodation means that you can get a feeling of space that many two bedroom or even three bedroom bungalows seem to lack.

As well as a delightful lounge and dining room there is also a superb sun room and of course the bungalow is double glazed throughout, has solar panels for low cost electricity and a low maintenance patio in which you can sit in and enjoy the sunshine. There is also a substantial brick built workshop/shed and to complete the picture there is an extensive driveway offering off road parking to the front.

Much more property than meets the eye and there is no chain to slow down your purchase!

For more information call or e-mail us.





## PORCH

UPVC double glazed external door and windows. Laminate look vinyl flooring. Space and vent for tumble dryer. Composite double glazed front door leading into the entrance hall.

## ENTRANCE HALL

Laminate look vinyl flooring. Radiator. Useful storage cupboard containing the Alpha gas combi boiler

## BATHROOM/ WC

6'10 x 5'7 (2.08m x 1.70m)

Laminate look vinyl flooring. White suite with panelled bath with shower over. W/C and wash basin within a vanity unit. Radiator. Extractor. UPVC double glazed window with fitted blind.

## KITCHEN

12'1 x 5'0 (3.68m x 1.52m)

Laminate look vinyl flooring. Comprehensive range of base units, worktops and wall cupboards. Slot in electric cooker and cooker hood. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds. Open arch leading into the...

## LIVING ROOM

15'0 x 9'4 (4.57m x 2.84m )

UPVC double glazed bow window with fitted vertical blind. Fitted carpet. Radiator. Fitted storage cupboards and feature fireplace. Open arch leading into the...

## DINING ROOM

12'3 x 8'6 (3.73m x 2.59m )

Fitted carpet. Radiator. UPVC double glazed double doors leading into the master bedroom

## BEDROOM

11' to face of wardrobes x 8'6 (3.35m to face of wardrobes x 2.59m)

Fitted carpet. Radiator. Spotlights. Really excellent range of fitted wardrobes to the whole of one wall with drawers and storage cupboards. UPVC double glazed double doors opening into the ...

## SUN ROOM

10'8 x 9'4 (3.25m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed external door. Feature glass ceiling panel allowing plenty of natural light.

## OUTSIDE


There is a huge amount of off road parking space in the paved driveway at the front of the bungalow. Whilst there is a paved pathway with two sets of ornamental gates down the side of the property which lead to a substantial brick build workshop/ shed with power socket.

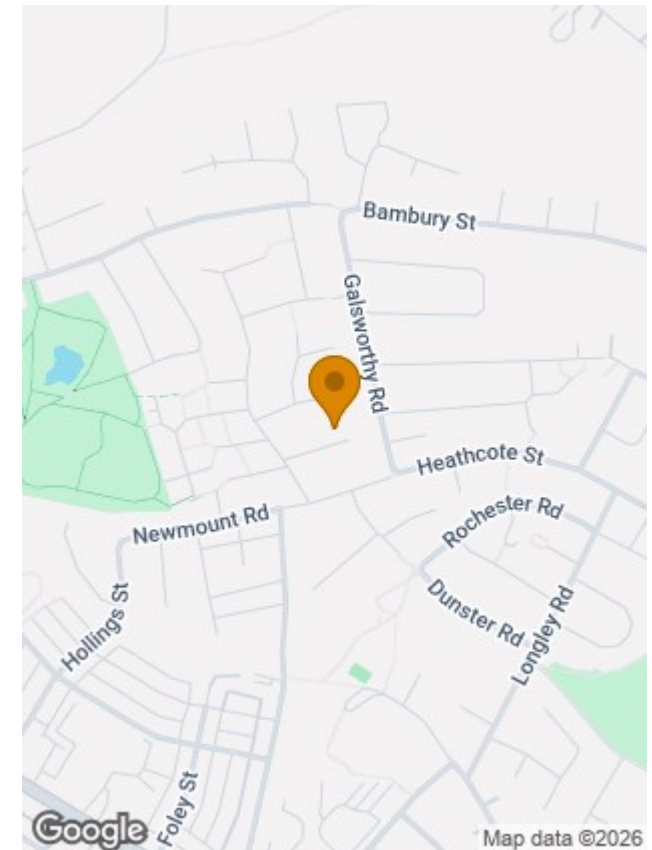
The compact and very private rear garden is laid out for low maintenance with attractive patio and delightful decking







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 - 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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