

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Argosy Close, Meir Park, Stoke-On-Trent, ST3 7QL

£220,000

- Watch Our Online Video Tour!
- Very Convenient Location
- No Chain!
- Super Sun Room/Sitting Room
- A Unique Property
- Freshly Decorated
- Potential For Three Bedrooms
- GF Bathroom

## Charming Bungalow with Expansive Gardens & Light-Filled Conservatory - Move-In Ready!

This delightful bungalow offers the perfect blend of tranquillity, convenience, and generous outdoor space. Nestled within a friendly cul-de-sac, you'll enjoy a peaceful haven away from the hustle and bustle, yet with all the benefits of being close to local shops, amenities.

Step inside to a bright and airy space, completely refreshed with a brand new coat of paint in tasteful neutral tones. This creates a clean canvas for you to personalize your new home and ensures a smooth move-in experience. But that's not all! Enjoy the convenience of a brand new, modern kitchen, perfect for whipping up culinary delights.

Unwind in a light-filled conservatory, the perfect spot to soak up the sunshine and enjoy your connection to the outdoors, year-round.

Don't miss this fantastic opportunity to own a charming bungalow with expansive gardens, a light-filled conservatory, a brand new kitchen, and a sought-after location. See our online virtual tour and contact us today to arrange a viewing!



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Grey laminate flooring. Radiator.

### BATHROOM/WC

6'11 x 5'6 (2.11m x 1.68m)

Tile effect laminate flooring. Part tiled and part panelled walls. White site featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. UPVC double glazed window. Stainless steel centrally heated towel rail radiator.

### BEDROOM

9'5 x 7'8 (2.87m x 2.34m)

Grey laminate flooring. Radiator. UPVC double glazed window.

### INNER HALL

Laminate flooring. Stairs leading to the first floor. Door into the...

### BEDROOM

8'9 x 8'3 + recess (2.67m x 2.51m + recess)

Grey laminate flooring. Radiator. UPVC double glazed window.

### KITCHEN AND DINING ROOM

16'9 x 10'8 (5.11m x 3.25m)

Laminate flooring. Excellent range of new white wall cupboards and base units together with integrated electric hob, stainless steel cooker hood and under oven. Concealed

Main gas combi boiler for central heating and hot water. Radiator. Two UPVC double glaazed windows. Double glazed doors leading into the...

### SUPERB SITTING ROOM

16'9 x 13'5 (5.11m x 4.09m)

Laminate flooring. Three radiators. UPVC double glazed windows and external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

### BEDROOM

14'3 x 13'1 max (4.34m x 3.99m max)

Laminate flooring. Radiator. UPVC double glazed window and double glazed timber velux. Access to under eaves storage areas and wardrobe.

### OUTSIDE

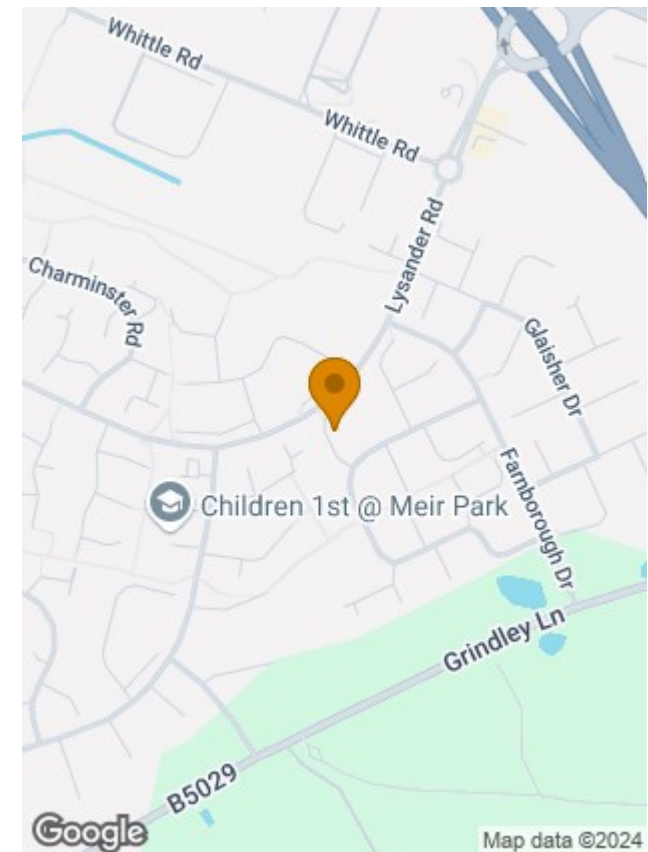
There is a very long pressed concrete driveway with two sets of gates, a front garden well stocked with mature trees and shrubs and a very private rear garden with raised decking, outside tap and a...

### LARGE TIMBER WORKSHOP/ STORE ROOM/ SUMMER HOUSE





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>88</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>69</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<br>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](mailto:enquiries@austerberry.co.uk)

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