

# Austerberry™

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Estate Agents

Letting and Management Specialists



23 Carberry Way, Parkhall, Stoke-On-Trent, ST3 5RE

Asking Price

£160,000



- A Semi-Detached Bungalow
  - Fitted Kitchen
  - Front and Rear Gardens
  - No Upward Chain
- Two Bedrooms
  - Shower Room
  - Driveway + Garage

This two bedroom semi detached bungalow has been under the same ownership for many years and has clearly been loved by the previous occupiers.

Already offering a practical and modern shower room as well as UPVC double glazed windows throughout, the bungalow would now benefit from some selective updating and provides the opportunity for the new owners to make it their own.

There are two comfortable bedrooms, a lengthy single width driveway providing off road parking for multiple vehicles and a manageable garden at the back with a useful garage!

Parkhall is an increasingly popular area and bungalows are becoming harder to find in this position. It is easy to see why with the tranquil lake only walking distance away and with plenty of amenities nearby.

Please see our video viewing! To arrange a viewing, please call or email us.



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## ENTRANCE HALL

Upvc double glazed front door. Radiator. Store cupboard containing hot water cylinder.

## KITCHEN

12'0" x 7'8" (3.66 x 2.34)

Range of wall cupboards and base units. Upvc double glazed window. Vinyl flooring. Radiator. Gas fired boiler. Part tiled walls.

## LOUNGE

11'6" x 11'5" (3.51 x 3.48)

Upvc double glazed window. Fitted carpet. Radiator. Gas fire with surround.

## BEDROOM ONE

11'9" x 9'5" (3.58 x 2.87)

Upvc double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

9'8" x 7'0" (2.95 x 2.13)

Upvc double glazed window. Fitted carpet. Radiator.

## SHOWER ROOM

6'7" x 5'6" (2.01 x 1.68)

Upvc double glazed window. Tiled floor and walls. Centrally heated towel rail. Wc, wash basin in vanity unit and shower.

## OUTSIDE

Lawn to front with plants, flowers and shrubs. Parking for multiple cars on the driveway.

Patio area to the rear with lawn and pre-cast concrete garage.

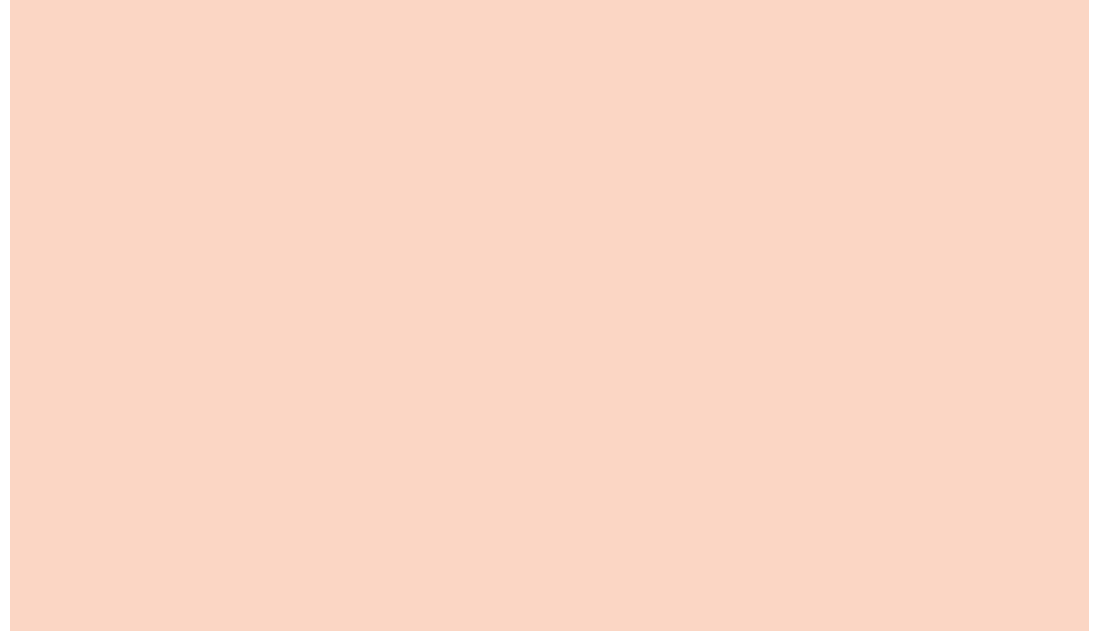




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**MATERIAL INFORMATION**

Tenure - Freehold  
Council Tax Band - B



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**Energy Efficiency Rating**

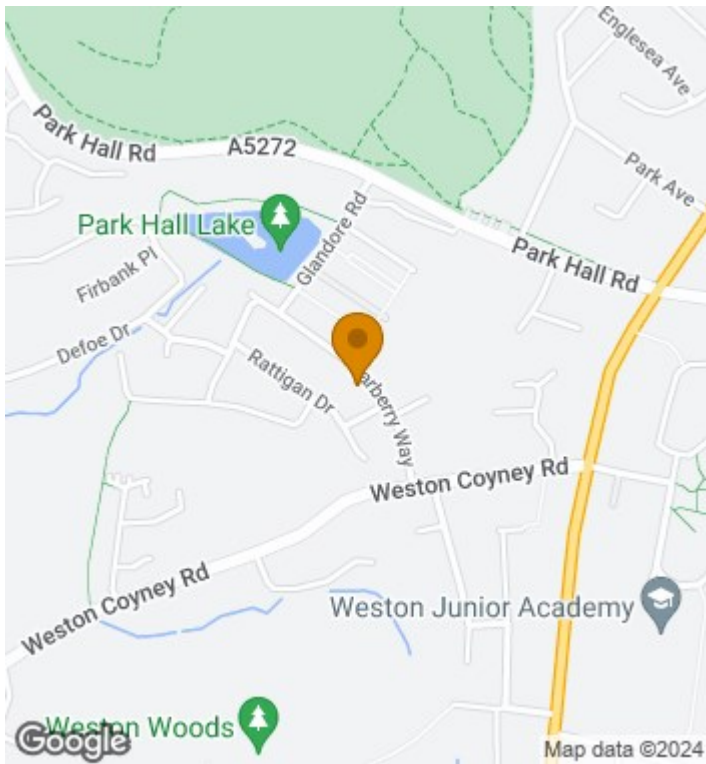
|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>88</b> |
| (69-80) <b>C</b>                            | <b>70</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 |           |           |

**England & Wales**

EU Directive  
2002/91/EC





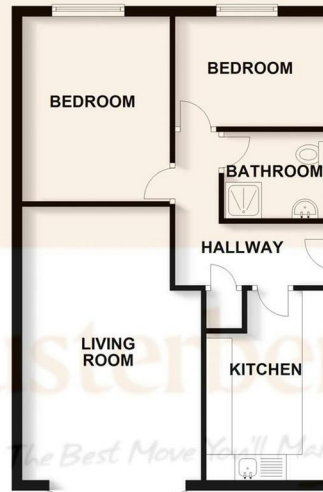


**PLEASE NOTE**

- \* 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.



**GROUND FLOOR**  
APPROX. 579.0 SQ. FEET



**TOTAL AREA: APPROX. 579.0 SQ. FEET**

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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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