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Estate Agents

Letting and Management Specialists



25 Ley Gardens, Goms Mill, Stoke-On-Trent, ST3 2RJ

£155,000

- Watch Our Online Video Tour!
- Great Location
- Long Block Paved Driveway
- Combi Boiler
- No Chain!
- A Semi-Detached Bungalow
- Massive Potential
- Larger Than Average Gardens
- Two Bedrooms

Ley Gardens is a very pleasant residential cul-de-sac, only a short walk away from Longton Town Centre. This semi-detached bungalow is set within well stocked and established gardens which are of above average size and there is a long block paved driveway to the side of the property.

Step inside and you will realise that the bungalow will certainly benefit from some general updating. On the other hand there is a modern shower room with a white suite and the property does have gas central heating from a combi boiler as well as UPVC double glazing throughout.

The bungalow is being sold with no onward chain!

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



GROUND FLOOR

KITCHEN

13'9" x 8'10" (4.19 x 2.69)

UPVC double glazed external door. Two UPVC double glazed windows... one with fitted vertical blinds. Range of wall cupboards and base units with a medium/dark timber effect finish. Plumbing for washing machine. Space for a table and chairs. Wall mounted Main combi boiler. Double radiator.

LOUNGE

16'11" x 11'5" (5.16 x 3.48)

Fitted carpet. Radiator. UPVC double glazed bow window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

INNER HALL

Fitted carpet.

BEDROOM ONE

13'5" x 9'11" (4.09 x 3.02)

Fitted carpet. Radiator. UPVC double glazed window with security grill.

BEDROOM TWO

10'4" x 9'8" (3.15 x 2.95)

Fitted carpet. Radiator. UPVC double glazed window with security grill.

MODERN SHOWER ROOM

7'3" x 6'4" (2.21 x 1.93)

Tile effect laminate flooring. Panelled walls. Walk in shower with rain head shower, wash basin and wc within a white unit. Traditional style radiator with centrally heated towel rail. UPVC double glazed window with fitted roller blind. Spotlights.

OUTSIDE

The front garden is behind a brick wall with ornamental railings and is well stocked with specimen shrubs. There is a long block paved driveway to the side of the bungalow with tall wrought iron gates.

The rear garden is surprisingly large and features patio areas, garden shed and greenhouse.





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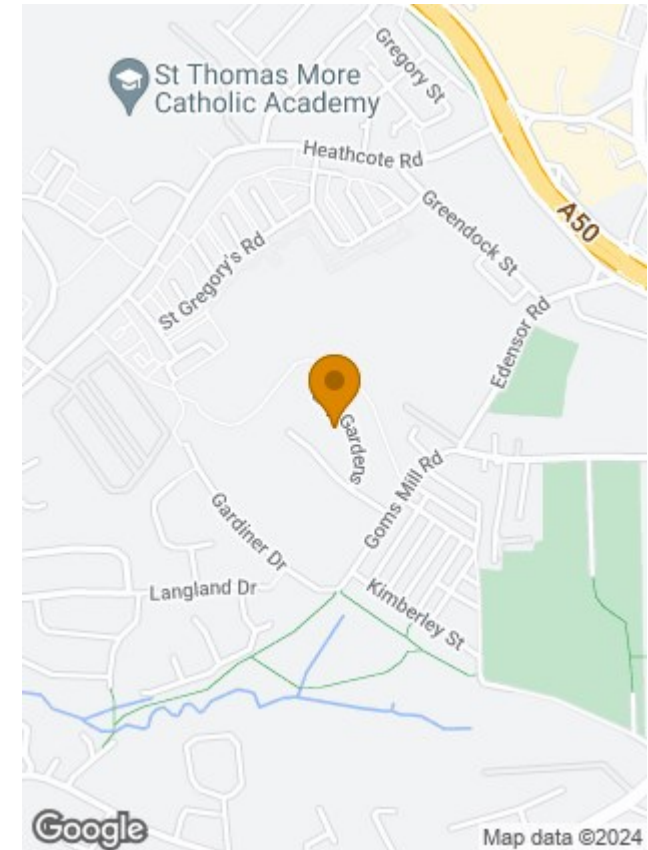


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

MATERIAL INFORMATION

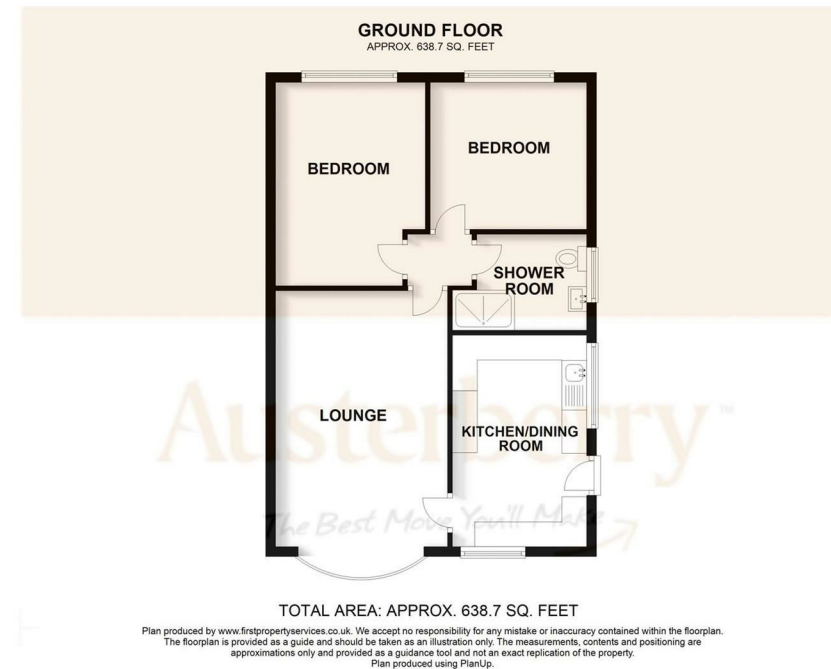
Tenure - Freehold

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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