

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



126 Foley Road, Longton, Stoke-On-Trent, ST3 2LW

£160,000



- Watch Our Online Video Tour!
- Convenient Location
- Brick Garage + Electric Roller Shutter Door
- Conservatory
- Low Maintenance Gardens
- Spacious Accommodation
- Longe Block Paved Drive
- Huge Lounge
- UPVC Double Glazing

We are certain that you'll be surprised and delighted by the feeling of space within this delightful bungalow which is within walking distance of Longton Town Centre.

The property has low maintenance gardens to the front and rear, a long block paved driveway leading to a brick built single garage with an electric roller shutter door and accommodation which features a fitted kitchen, a huge lounge, separate dining room/bedroom two, conservatory and principle bedroom as well as a bathroom with a white suite and shower over the bath.

There's gas central heating and UPVC double glazing to complete the picture.

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



**Austerberry**  
The Best Move You'll Make



**Austerberry**  
The Best Move You'll Make



## FITTED KITCHEN

12'11" x 8'10" (3.94 x 2.69)

Part tiled and part laminate look vinyl flooring. Part tiled walls. Range of wall cupboards and base units with a cream colour finish together with integrated gas hob, cooker hood and double under oven. Plumbing for washing machine. UPVC double glazed external door. Three UPVC double glazed windows with fitted vertical blinds. Double radiator. Serving hatch to the...

## LOUNGE

20'1" x 11'4" (6.12 x 3.45)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds to the front of the room. Timber fireplace surround with marble hearth and inserts and living flame gas fire. Double doors into the...

## DINING ROOM/ BEDROOM TWO

11'4" x 10'11" (3.45 x 3.33)

Fitted carpet. Double radiator.  
Please note this room has in the past been used as a second bedroom.

## CONSERVATORY

9'3" x 7'8" (2.82 x 2.34)

Tiled floor. Radiator. UPVC double glazed windows with fitted vertical blinds. UPVC double glazed external door with fitted roller blind.

## INNER HALL

Fitted carpet. Access to the part boarded loft which has a light and which contains the gas central heating boiler. Large storage/airing cupboard with insulated hot water cylinder.

## BEDROOM ONE

10'11" x 8'11" (3.33 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## BATHROOM/WC

6'5" x 5'5" (1.96 x 1.65)

Tiled floor and walls. White suite consisting of a low level wc, Heritage wash basin within a timber unit and panelled bath with shower over. Radiator. UPVC double glazed window with fitted vertical blinds. Extractor.

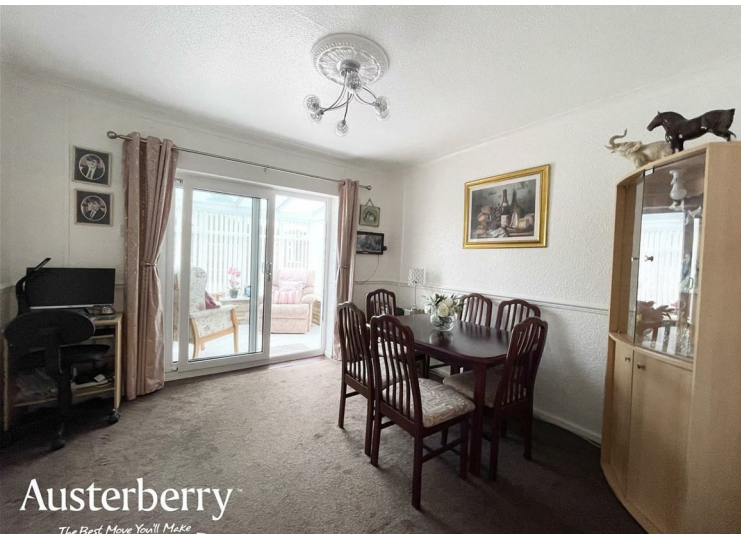
## OUTSIDE

There is a fully enclosed and paved patio style rear garden together with external lights and an outside tap.

The bungalow stands well back from the road behind ornamental railings and has a neat mainly lawned front garden with raised beds. Whilst a long block paved driveway with tall wrought iron gates leads to the...

## SEMI-DETACHED BRICK BUILT SINGLE GARAGE

Electric roller shutter door. Light and power. Useful storage shed to the rear.







Austerberry



Austerberry



Austerberry



Austerberry

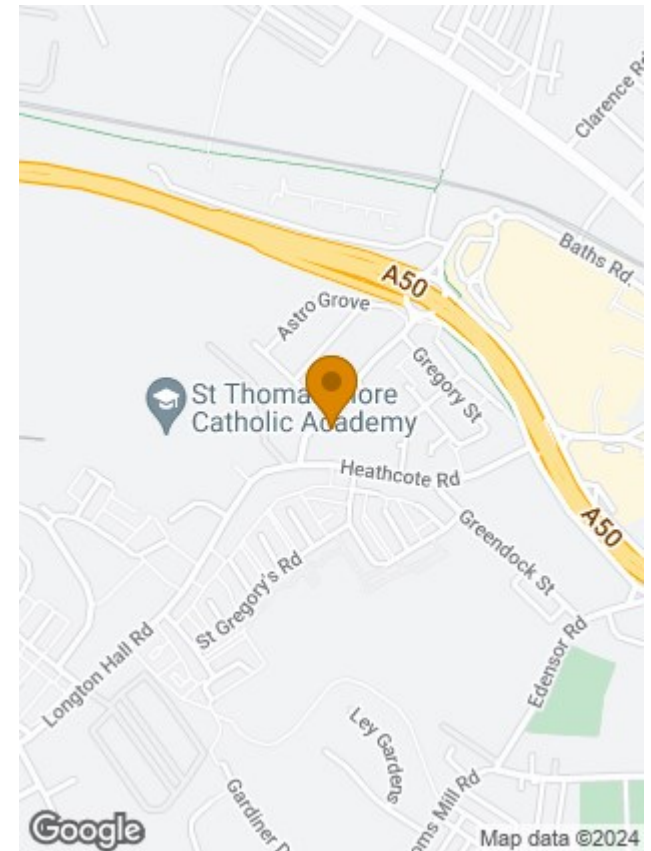


Austerberry



Austerberry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>™</sup>  
the best move you'll make