

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Woodside Drive, Meir Heath, Stoke-On-Trent, ST3 7JW

£210,000

- Watch Our Online Video Tour
- Enormous Potential
- Three Bedrooms
- Driveway
- Prime Meir Heath Location
- Refurbishment Required
- Kitchen With Dining Area
- No Chain!

This detached bungalow occupies a prime position in Woodside Drive at Meir Heath and there are outstanding views to the rear.

The bungalow is being sold with no onward chain but it will respond well to a scheme of general refurbishment and updating.

Features include three bedrooms and a spacious lounge with dining area. There is gas central heating and the windows are double glazed.

See our online virtual tour and to arrange a viewing or more for more information, please call or email us.



## GROUND FLOOR

### ENTRANCE HALL

Double glazed front door. Radiator. Fitted carpet.

### LOUNGE

16'9" x 10'3" (5.11 x 3.12)

Fitted carpet. Double radiator. Double glazed windows to the front and side of the room with fitted vertical blinds. Wall mounted living flame effect electric fire.

### INNER HALL

Fitted carpet. Access to the loft.

### BATHROOM/WC

6'4" x 5'5" (1.93 x 1.65)

Fitted carpet. Radiator. Double glazed window. Tiled walls. White suite with shower over the bath.

### BEDROOM ONE

Fitted carpet. Radiator. Double glazed window with fitted vertical blinds. Range of fitted wardrobes., storage cupboards and dressing table.

### BEDROOM TWO

9'11" x 8'8" (3.02 x 2.64)

Fitted carpet. Radiator. Double glazed window with fitted vertical blinds.

## BEDROOM THREE

9'2" x 6'4" (2.79 x 1.93)

Fitted carpet. Radiator. Double glazed window with fitted vertical blinds.

## KITCHEN AND DINING AREA

Fitted carpet. Double radiator. Wall cupboards and base units with a natural timber effect finish together with electric hob, cooker hood, double under oven and fridge. Part panelled tiled walls. Bay window to the front of the room with fitted table and seating. Double glazed windows to the front and side. Airing cupboard with insulated hot water cylinder and gas central heating boiler.

## SIDE HALL

Tiled floor. Double glazed doors to the front and rear. Plumbing for washing machine. Glazed roof with fitted blinds.

## OUTSIDE

There is a compact and enclosed and manageable rear garden to the bungalow with two sheds/summer houses, paved area, lawn, established borders, outside tap and exceptional views!

There's a garden to the front of the bungalow with lawn and shrub borders and a driveway leads to the...

## ATTACHED SINGLE GARAGE

Up and over door. Double glazed side door. Double glazed window to the rear. Light and power.





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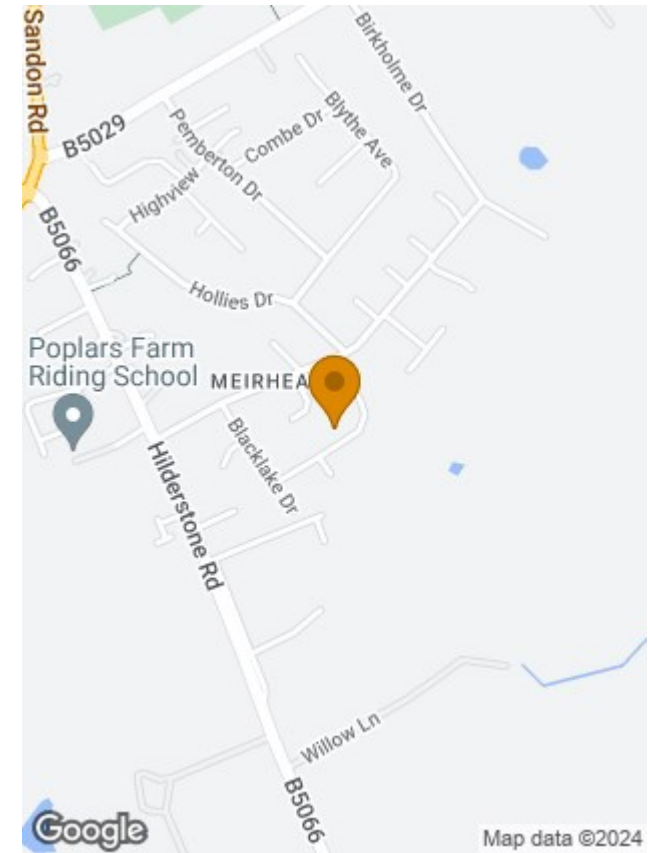
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



### 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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