

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Dylan Road, Meir Hay, Stoke-On-Trent, ST3 1SR

£220,000

- Watch Our Online Video Tour!
- Prime Corner Plot
- Totally Updated Interior
- Superb Shower Room
- UPVC Double Glazing
- A Detached Bungalow
- Low Maintenance Gardens
- Magnificent Fitted Kitchen
- Recent Combi Boiler

Rarely can you find such an exceptional bungalow as this one!

2 Dylan Road is on the corner of Dylan Road and Conrad Close and over the past two years it has been totally transformed by the present owners who have carried out a comprehensive scheme of updating and improvement to include a new Baxi combi boiler, totally refitting the kitchen to include an excellent range of integrated appliances, installing a superb shower room and of course redecorating throughout with new floor coverings.

When you see the property for yourself you'll appreciate that it really is unique and we particularly like the low maintenance but cleverly landscaped gardens with individual seating areas and a wide driveway leading from Conrad Close to the detached garage.

A very special property in a very desirable location! See our online virtual tour and for more information call or e-mail us.



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## CONSERVATORY

12'3" x 7'1" (3.73 x 2.16)

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

## ENTRANCE HALL

UPVC double glazed door. Laminate flooring. Radiator. Access to the loft. Airing/storage cupboard with Worcester gas combi boiler.

## MAGNIFICENT FULLY FITTED KITCHEN

12'3" x 7'8" (3.73 x 2.34)

Tiled floor. Very complete range of wall cupboards, base units and worktops with a white high gloss finish, soft close doors and drawers and integrated appliances to include induction hob, hood, eye level oven and microwave, integrated washing machine, dryer and fridge freezer. UPVC double glazed window with fitted vertical blinds.

## LOUNGE

15'6" x 11'6" (4.72 x 3.51)

Grey laminate flooring. Radiator. UPVC double glazed bow window with fitted vertical blinds. Wall mounted living flame effect electric fire.

## SHOWER ROOM

6'5" x 5'6" (1.96 x 1.68)

Tiled floor and part tiled walls. Room width walk in shower with rain head shower

and a wash basin and wc within a fitted grey unit. Stainless steel centrally heated towel rail radiator. Extractor.

## BEDROOM ONE

Grey laminate flooring. Radiator. Range of fitted wardrobes to the whole of one wall. UPVC double glazed windows and door onto the patio.

## BEDROOM TWO

9'7" x 7'10" (2.92 x 2.39)

Grey laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobe and storage cupboards.

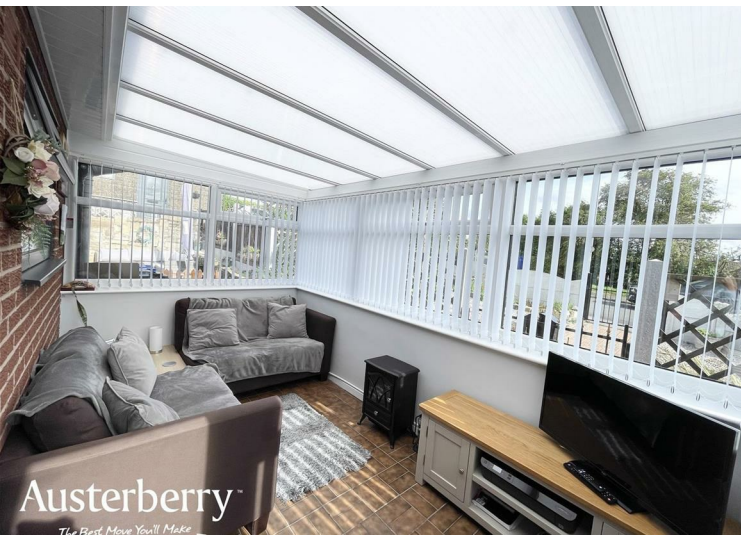
## OUTSIDE

The bungalow is on a corner plot with Dylan Road and Conrad Close. It faces South/South West, has enclosed gardens with lawn and borders to the front, landscaped gravelled area to the side together with an enclosed block paved patio area and a lovely landscaped area to the rear with block paved patio, rockery and an artificial grass seating area. To the rear there is an artificial grass sun trap barbecue area.

The wide driveway from Conrad Close leads to the...

## DETACHED SINGLE GARAGE

Up and over door. Side door.





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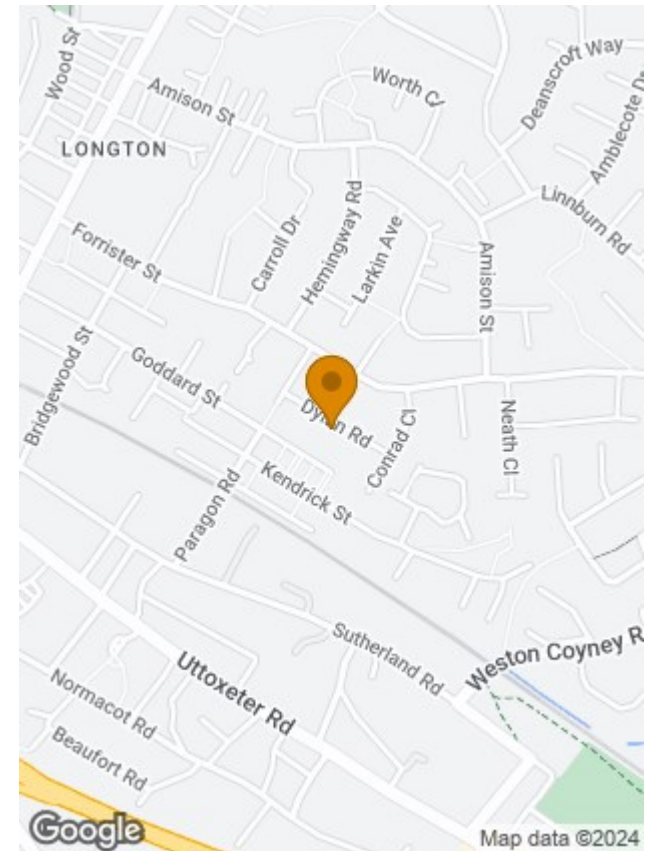
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## 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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