

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



14 Fernlea Grove, Weston Coyney, Stoke-On-Trent, ST3 5HT

£180,000

- Watch Our Online Video Tour!
 - Cul-De-Sac Location
 - Competitive Price
 - Block Paved Driveway
- Detached Bungalow
 - Two Bedrooms
 - No Chain!
 - Large Garage

The opportunity to purchase a detached bungalow in a quiet cul-de-sac location at a very competitive price!

Situated conveniently close to Parkhall Country Park, the property is ready for immediate occupation but would certainly benefit from some selective updating throughout.

There is a block paved driveway for off road parking as well as a large and useful brick garage.

The bungalow is offered for sale with no onward chain and is available for you to view now!

See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



ENTRANCE PORCH

UPVC double glazed front door and windows. Radiator. Tiled floor. Timber internal door.

LIVING ROOM

14' max x 11'1 chimney into bay (4.27m max x 3.38m chimney into bay)
Two UPVC double glazed windows. Two radiators. Fitted carpet.

REAR HALL

Tiled floor. Radiator.

KITCHEN

11' x 10' (3.35m x 3.05m)
UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units with integrated electric hob and oven. Part tiled walls.

UTILITY

UPVC double glazed window and sliding doors. Tiled floor. Radiator. Worcester combi boiler. Plumbing for washing machine.

SHOWER ROOM

6'9 x 5'10 (2.06m x 1.78m)
UPVC double glazed window. Tiled floor and part tiled walls. Wash basin, wc and shower cubicle. Towel rail radiator.

BEDROOM ONE

12'6 max x 8'10 (3.81m max x 2.69m)
Fitted carpet. Radiator. Timber single glazed window, Fitted wardrobes.

BEDROOM TWO

9' x 8'11 (2.74m x 2.72m)
Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

There is a block paved driveway to the front of the property and block paving around the entire bungalow with a small lawn to the rear.

LARGE GARAGE

27' approx in length (8.23m approx in length)

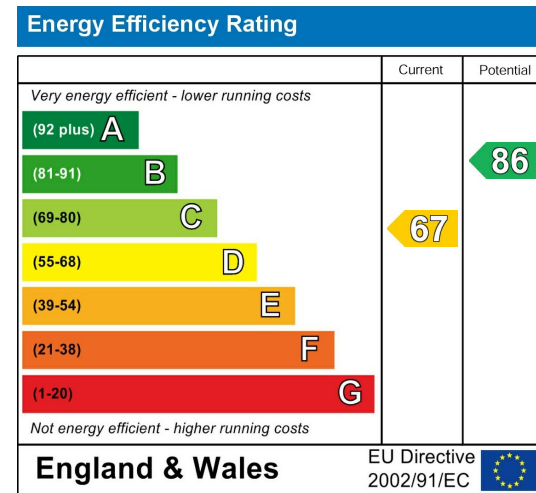


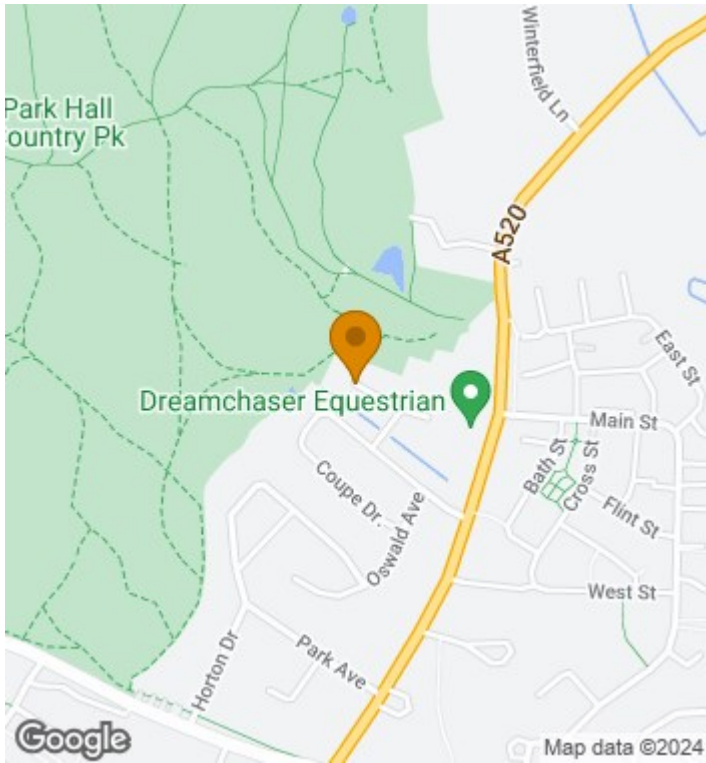


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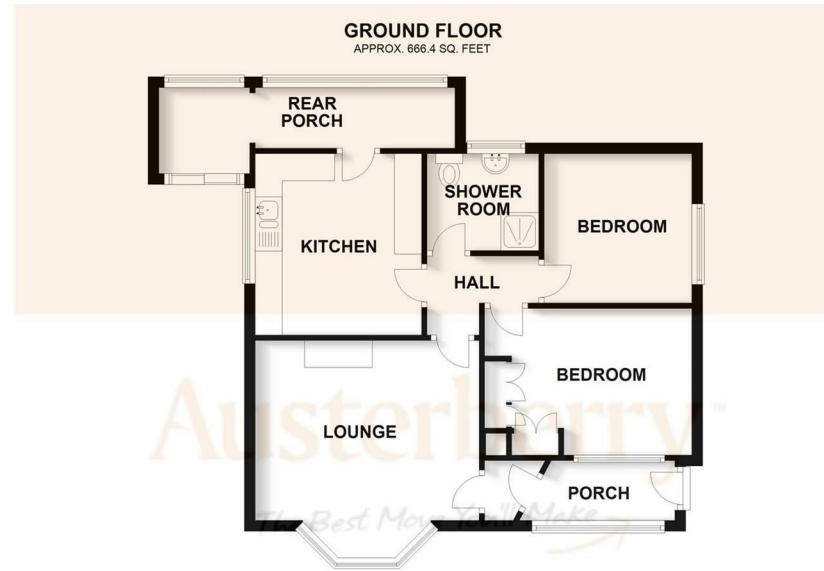
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PLEASE NOTE

- * 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. 666.4 SQ. FEET

TOTAL AREA: APPROX. 666.4 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

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