

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Alanbrooke Grove, Lightwood, Stoke-On-Trent, ST3 7ES

£195,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Double Glazed Conservatory
- Combi Boiler And UPVC Double Glazing
- Lightwood Location
- Comfortable Lounge
- Extensive Off Road Parking Space
- No Chain!

AN IMPRESSIVE BUNGALOW!

An extensive block paved area to the front of this bungalow offers plenty of parking space for additional vehicles whilst to the side of the property is a long tarmac driveway which leads to a detached garage.

Step inside the bungalow and the traditional layout of the accommodation is particularly pleasing with two bedrooms at the front and a comfortable large lounge at the rear which opens into a double glazed conservatory from which there are views of the rear garden. The shower room benefits from a bath and separate walk in shower, the bungalow is double glazed throughout and it also has a gas combi boiler for central heating and hot water.

In a great cul-de-sac location and a property which is ready to move into!

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



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PORCH

UPVC double glazed front door and windows. Fitted carpet. Door leading into the...

ENTRANCE HALL

Fitted carpet. Radiator.

BEDROOM ONE

13'1 into bay x 10'11 (3.99m into bay x 3.33m)

Fitted carpet. Radiator. UPVC double glazed bay window. Really excellent range of fitted furniture including wardrobes, chest of drawers and storage cupboards.

BEDROOM TWO

9'11 x 8'5 (3.02m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

5'11 x 10'5max, 5'6 min (1.80m x 3.18mmax, 1.68m min)

Laminate look vinyl flooring. Part tiled walls. White suite consisting of a panelled bath, pedestal wash basin and low level wc. Separate fully tiled walk in shower. Access to the loft. Vertical towel rail radiator. UPVC double glazed window with fitted roller blind.

LOUNGE

14'3 x 12'5 (4.34m x 3.78m)

Fitted carpet. Radiator. Feature fireplace with living flame effect gas fire. UPVC double glazed sliding patio doors leading into the...

CONSERVATORY

10'1 x 8'6 (3.07m x 2.59m)

Tiled floor. Radiator. UPVC double glazed windows and double doors leading out into the garden... all with fitted vertical blinds.

KITCHEN

9'5 x 8'11 (2.87m x 2.72m)

Excellent range of wall cupboards and base units with a cream colour high gloss finish together with integrated fridge and freezer. Gas cooker. Radiator. Vinyl flooring. UPVC double glazed window to the side of the room with a fitted roller blind. UPVC double glazed rear door and window. Wall mounted Baxi gas combi boiler. Part tiled walls.

OUTSIDE

To the rear of the property is a long garden with lawn, borders, shed and greenhouse.

There's a long tarmac driveway at the side of the bungalow, an extensive block paved parking/turning area to the front and a...

DETACHED GARAGE

Up and over door. Power.





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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - C



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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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