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Estate Agents

Letting and Management Specialists



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

£150,000

- Watch Our Online Video Tour!
 - No Chain!
 - Combi Boiler
 - Modern Wet Room
- Big Potential
 - Two Bedrooms
 - UPVC Double Glazing
 - Garage

POTENTIAL FOR UPDATING...

This semi-detached bungalow is in a popular Meir Hay position, it has a combi boiler for central heating as well as UPVC double glazing throughout but is in need of general updating.

There's a long driveway at the side of the property leading to a detached single garage, the rear garden faces South/South West and has an open outlook and there is a modern wet room with white wash basin and wc.

From bedroom one double glazed patio doors lead out into the garden and the bungalow does have pvc fascias and soffets.

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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GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted map and carpet. Radiator. Storage cupboard/former airing cupboard. Access to the loft.

KITCHEN

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

Basic range of wall cupboards, base units and worktops. UPVC double glazed window. Radiator. Wall mounted Vaillant gas combi boiler for central heating and hot water.

LOUNGE

16'8 x 11'7 (5.08m x 3.53m)

Fitted carpet. Two radiators. UPVC double glazed window. Timber fireplace surround and living flame gas coal effect fire.

BEDROOM ONE

11'9 x 9'6 (3.58m x 2.90m)

Laminate look vinyl flooring. Radiator. Fitted wardrobes with storage cupboards over. UPVC double glazed patio doors leading out into the garden.

WET ROOM

6'8 x 5'6 (2.03m x 1.68m)

White suite consisting of a wash basin, low level wc and shower. Radiator. UPVC double glazed window with fitted roller blind. Part tiled walls. Extractor.

BEDROOM TWO

9'9 x 7'5 (2.97m x 2.26m)

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

OUTSIDE

The South /South Westerly facing rear garden features paved patio and a lawn.

Mainly lawned front garden. Paved driveway leading to the...

DETACHED SINGLE GARAGE

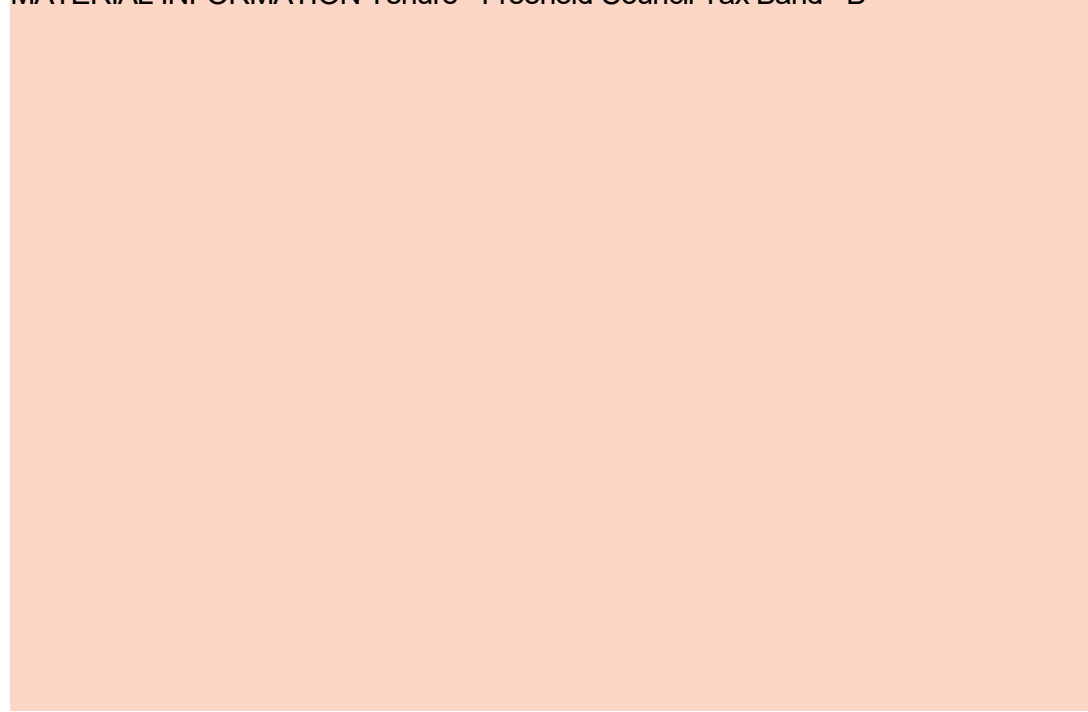
Up and over door.



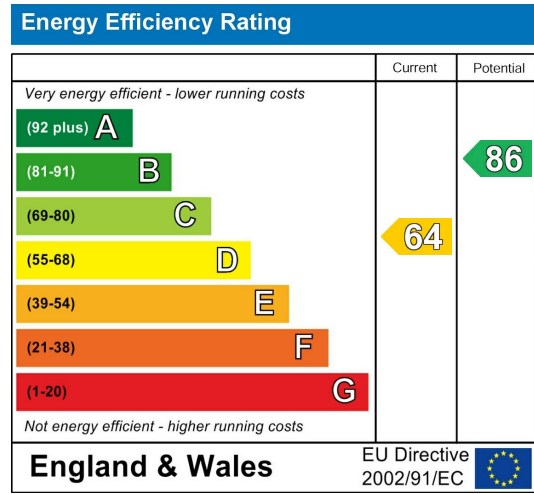


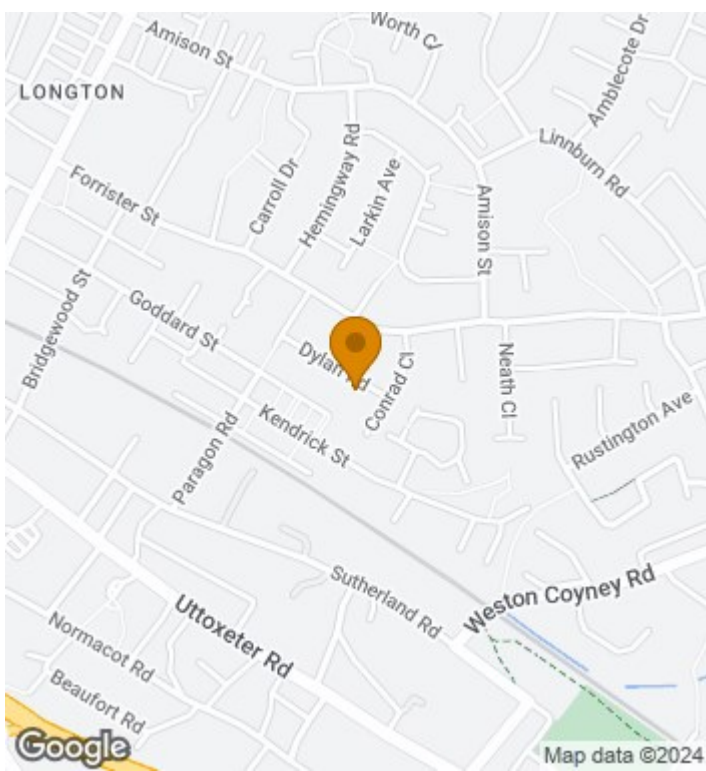
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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - B



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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.



TOTAL AREA: APPROX. 745.8 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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