

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



39 Balmoral Close, Hanford, Stoke-On-Trent, ST4 8QL

£200,000

- Watch Our Online Video Tour!
- Modern Shower Room
- Fitted Kitchen With Integrated Appliances
- UPVC Double Glazing
- Two Bedrooms
- Spacious Lounge
- Combi Boiler
- Garage

A fantastic opportunity to buy in a very sought after location.

This two bedroom semi detached bungalow is located on Balmoral Close in Hanford, just walking distance from local shops, bus routes and amenities.

The bungalow itself is in an excellent condition and ready to move straight into. The accommodation briefly comprises a fully fitted kitchen with integrated appliances, spacious living room, two double bedrooms and a modern tiled shower room.

The property is equipped with a modern gas combi boiler for central heating and hot water along with UPVC double glazing.

Outside the property has a paved driveway and composite gates leading to a detached garage with electric roller door.

The views from the end of the landscaped garden are far reaching and very special! Viewing is highly recommended!

See our online virtual tour and for more information call or e-mail us.



ENTRANCE HALL

New fitted carpet. Radiator. UPVC double glazed front door.

KITCHEN

Range of fitted wall cupboards and base units with an integrated gas hob, electric oven and extractor hood. UPVC double glazed window. Tiled splash back. Gas combi boiler. Plumbing for washing machine. Vinyl flooring.

LIVING ROOM

15'10" max x 11'8" max (4.83 max x 3.56 max (4.82 x 3.55))

New fitted carpet. Radiator. Large UPVC double glazed window. New electric fire with Italian marble fireplace.

SHOWER ROOM

7'1" x 5'5" (2.16 x 1.65)

Vinyl flooring. White suite consisting of a pedestal wash basin, wc and walk in shower. Chrome heated towel rail radiator. UPVC double glazed window.

BEDROOM ONE

12'2" x 8'10" (3.71 x 2.69)

Fitted carpet. New radiator. UPVC double glazed window. Fitted wardrobes and drawers.

BEDROOM TWO

10'0" x 8'4" (3.05 x 2.54)

Fitted carpet. New radiator. UPVC sliding patio doors. Fitted wardrobes and units.

OUTSIDE

The rear garden has a paved patio area, blue slate and lawn with planted borders. There are far reaching views over Hanchurch Hills.

There is an artificial lawn to the front of the property and a paved driveway that leads to the...

DETACHED SINGLE GARAGE

17'11" x 10'8" (5.46 x 3.25)

Electric roller shutter door. Light and power.





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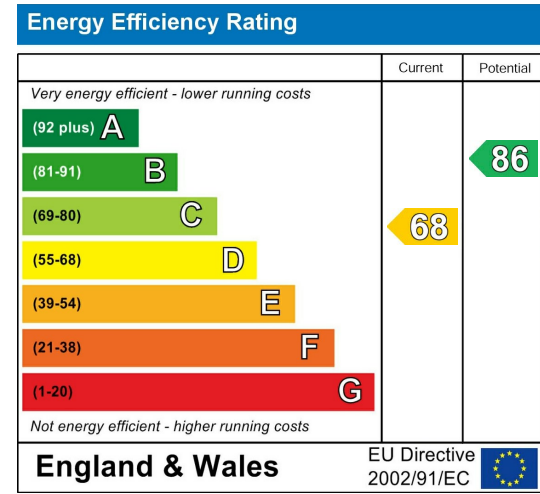
MATERIAL INFORMATION

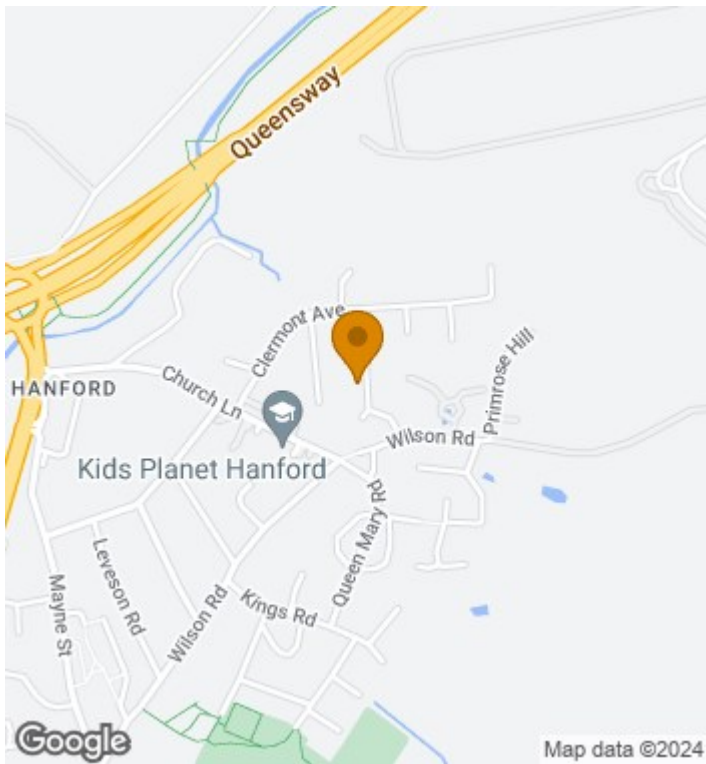
Tenure - Freehold

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.



GROUND FLOOR
APPROX. 72.5 SQ. METRES (780.4 SQ. FEET)

TOTAL AREA: APPROX. 72.5 SQ. METRES (780.4 SQ. FEET)

Plan produced by www.firstpropertieservices.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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