

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



2 Fulmar Place, Meir Park, Stoke-On-Trent, ST3 7QF

£200,000

- Watch Our Online Video Tour
 - Three Bedrooms
 - Fitted Kitchen
 - Large Brick Garage
- Extended Accomodation
- Large Lounge / Dining Room
 - White Bathroom Suite
 - No Onward Chain

A DETACHED BUNGALOW WITH THREE BEDROOMS.

Extended to the rear and able to offer considerably more space than many detached bungalows

This property has three sensibly proportioned bedrooms as well as a large lounge, a well fitted kitchen and a bathroom with a white suite. The windows are UPVC double glazed units, there is gas central heating and as well as a compact rear garden there is a large detached brick garage.

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



ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Double radiator. Airing cupboard with insulated hot water cylinder.

KITCHEN

11'10 x 7'8 (3.61m x 2.34m)

Good range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, cooker hood and under oven. Plumbing for washing machine. UPVC double glazed window with fitted vertical blinds.

LOUNGE AND DINING ROOM

24'0 x 11'6 max, 9'6 min (7.32m x 3.51m max, 2.90m min)

Fitted carpet. Two radiators. Feature fireplace with living flame effect electric fire. UPVC double glazed window with fitted vertical blinds.

HALLWAY

Fitted Carpet. Access to loft.

BATHROOM / WC

6'9 x 5'5 (2.06m x 1.65m)

Tiled floor. Tiled walls. White suite featuring a panelled bath with shower over, pedestal washbasin and a low level WC. UPVC double glazed window. Extractor.

STORE ROOM

9'5 x 2'7 (2.87m x 0.79m)

Wall mounted gas central heating boiler.

BEDROOM ONE

13'8 x 9'6 (4.17m x 2.90m)

Fitted carpet. Double radiator. UPVC double glazed window and UPVC double glazed door leading out into the garden, both with fitted vertical blinds. There is an external security shutter to this room.

BEDROOM TWO

10'8 x 8'2 (3.25m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. There is an external security shutter to this room

BEDROOM 3

8'10 x 6,9 (2.69m x 1.83m,2.74m)

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

OUTSIDE

Compact patio style rear garden. The bungalow is set back from the road behind a gravelled front garden and a tarmac driveway leads to a...

DETACHED BRICK GARAGE

19'0 x 12'0 approx internal measurements (5.79m x 3.66m approx internal measurements)

Electric roller shutter door. Light and power. Two UPVC double glazed windows.





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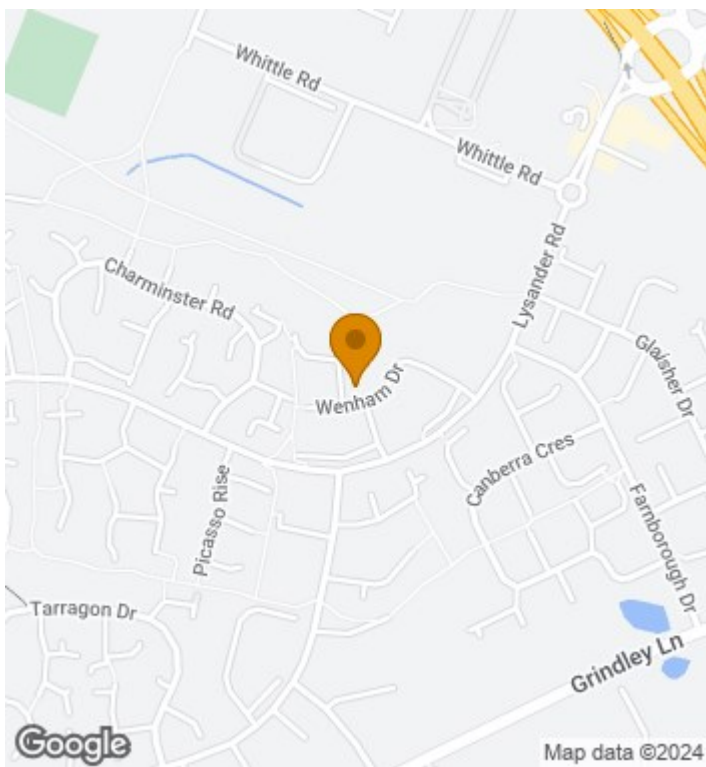
MATERIAL INFORMATION

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		83
(69-80) C	64	
(55-68) D		
(39-54) E		
(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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