

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Moss Park Avenue, Werrington, Stoke-On-Trent, ST9 0LT

£195,000

- Watch Our Online Video Tour
- Two First Floor Bedrooms
 - Good Potential
 - Large Garage
- Ground Floor Bedroom
 - Spacious Lounge
 - Extended Accommodation
 - No Onward Chain!

Your opportunity to purchase a unique property with no onward chain and good potential in a hugely sought after location!

This former bungalow has been extended and converted and now offers much more accommodation and space than you might expect.

On the ground floor there is a large lounge, a huge double bedroom as well as a kitchen and bathroom. On the first floor you will find two good sized bedrooms thanks to a conversion.

There is a sizeable and practical garage at the back complete with an electric roller shutter door, there is also off road parking thanks to the cobble effect pressed concrete driveway.

The property is in need of some modernisation and potentially some imagination in order for it to achieve its full potential.

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



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GROUND FLOOR

PORCH

Timber front door. Tiled floor.

ENTRANCE HALL

Timber double glazed internal front door. Laminate flooring. Radiator. Two storage cupboards.

BEDROOM ONE

16'8 wardrobe to wardrobe x 8'6 (5.08m wardrobe to wardrobe x 2.59m)
Two UPVC double glazed windows. Laminate flooring. Two Radiators. Storage cupboard with access to the cellar. Fitted Wardrobes.

BATHROOM

6'2 x 5'6 (1.88m x 1.68m)
Timber double glazed window. Vinyl floor. Bath with overhead electric shower, wash basin and wc. Tiled walls.

LOUNGE

21'6 max x 11'0 max, 9'7 min (6.55m max x 3.35m max, 2.92m min)
UPVC double glazed patio door. Laminate flooring. Radiator. Electric fire with surround.

KITCHEN

12'0 max x 9'1 max, 7'3 min (3.66m max x 2.77m max, 2.21m min)
Timber double glazed window. UPVC double glazed window and back door. Vinyl flooring. Radiator. Worcester combi boiler. Range of wall cupboards and base units with integrated gas oven and hob. Integrated fridge freezer.

FIRST FLOOR

LANDING

Laminate flooring. Timber double glazed window. Storage cupboard.

BEDROOM TWO

17'10 max x 10'7 max, 9'2 min (5.44m max x 3.23m max, 2.79m min)
Two UPVC double glazed window and one timber double glazed window. Fitted carpet. Radiator. Fitted Wardrobes.

BEDROOM THREE

11'8 max, 9'1 min x 8'10 max, 4'9 min (3.56m max, 2.77m min x 2.69m max, 1.45m min)
UPVC double glazed patio door onto balcony area above living room extension. Laminate flooring. Radiator.

OUTSIDE

To the front of the property there is a cobble effect pressed concrete driveway and an artificial lawn with border.

There are views of wetly moor common to the rear of the property. There are two timber fitted sheds, a small patio area and a sloped lawn, a carport with electric shutter doors and a....

BRICK SINGLE GARAGE

18'06 max x 10'07 max (5.64m max x 3.23m max)
Electric roller shutter door.





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C

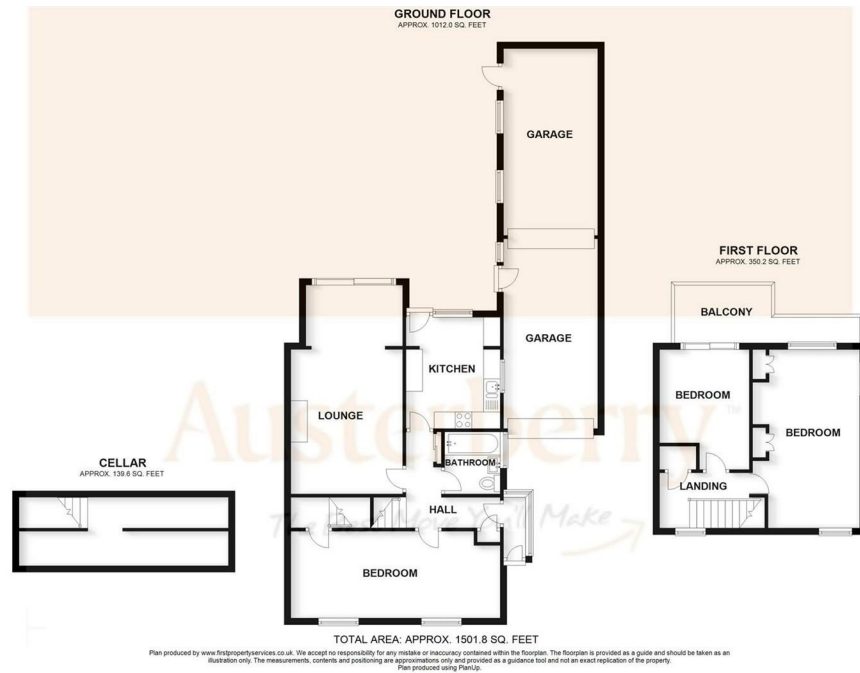


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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