

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Imogen Close, Fenpark, Stoke-On-Trent, ST4 3QY

£135,000

- Watch Our Online Video Tour
 - One Owner From New
- Solar Panels And Solar Water Heating
 - UPVC Double Glazing
- A Much Loved Home
 - Two Bedrooms
 - Block Paved Drive
 - Chain Free

ONE OWNER FROM NEW!

Built in the 1970s a much-loved semi-detached house which has been in the same ownership since then. Many improvements have been made to this property over the years and though it does offer some scope for updating it is certainly a house that you would be happy to move into and update in time.

As well as a gas central heating system, the property has solar panels and solar water heating.

Additional features include plenty of off-road parking in the block-paved driveway at the front and side of the house. There is also a detached garage and a compact garden.

We think this is a property that will have particular appeal to first-time buyers.

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



GROUND FLOOR

ENTRANCE HALL

UPVC front door. Fitted carpet. Radiator. Walk in under stairs storage cupboard.

KITCHEN

10'08 x 7'06 (3.25m x 2.29m)

Fitted carpet. Tiled walls. Radiator. UPVC double glazed window and rear door. Wall cupboards, base units and worktops. Plumbing for washing machine. Wall mounted Worcester gas central heating boiler.

LOUNGE

15'09 x 10'08 (4.80m x 3.25m)

Fitted carpet. Double radiator. Wall mounted gas fire. UPVC double glazed bow window. Open plan stairs to the...

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Airing cupboard with insulated hot water cylinder.

BEDROOM ONE

10'08 x 9'05 (3.25m x 2.87m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'10 x 4'10 (2.08m x 1.47m)

Fitted carpet. Coloured suite consisting of a panelled bath with shower fitting and a pedestal wash basin. UPVC double glazed window. Radiator. Tiled walls.

SEPERATE WC

Fitted carpet. Radiator. UPVC double glazed window. White low level wc.

BEDROOM TWO

10'08 x 7'07 (3.25m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

The compact rear garden features a block-paved patio, lawn and borders.

There's space to park two cars on the block-paved drive at the front of the house and the drive continues down the side of the property to the...

DETACHED SINGLE GARAGE

Up and over door.

SOLAR PANELS

This property has solar panels and we understand that these were installed in 2012. The system was purchased by the owner and is not leased. There is also a solar water heating system installed which is purchased and is not leased.





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MATERIAL INFORMATION

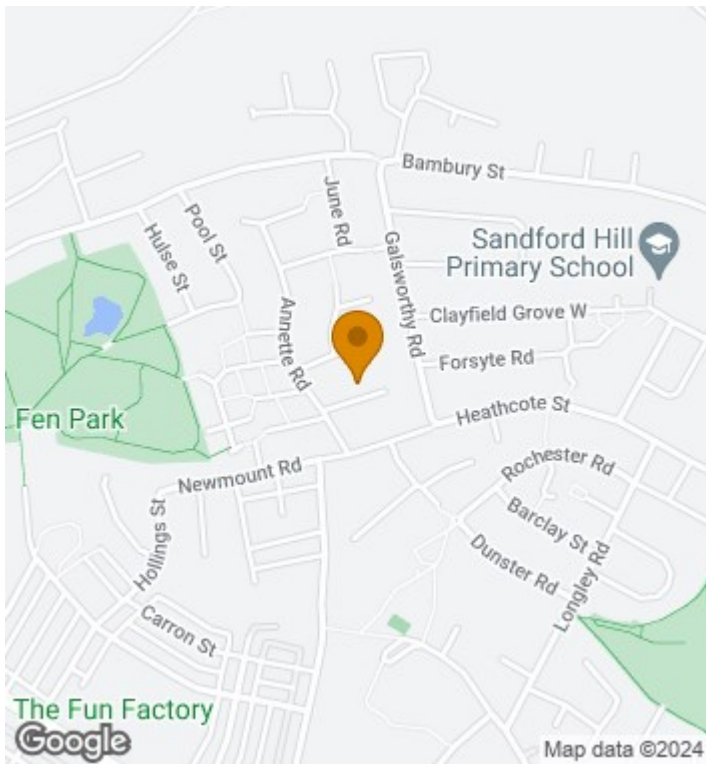
Tenure - Freehold

Council Tax Band - B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(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.



TOTAL AREA: APPROX. 55.2 SQ. METRES (594.2 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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