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the best move you'll make

Estate Agents

Letting and Management Specialists



Churchton Goldenhill Road, Fenton, Stoke on Trent, ST4 3DL

£140,000

- Two Bedrooms
- Modern Fitted Kitchen With Dining Space
- Shower Room
- Combi Boiler
- Well Presented
- Utility Room
- UPVC Double Glazing
- Pleasant Rear Garden

This well-presented two-bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a modernised home at an attractive price!

The property has been improved by the current vendors, who completed a scheme of modernisation in 2022, resulting in comfortable and practical accommodation ready for its next owners to enjoy.

Features include a modern fitted kitchen, a practical shower room and the benefit of a gas combination boiler. Externally, the bungalow has been rendered to both the front and rear, while the pleasant rear garden provides an ideal space for outdoor relaxation.

Offering modernised accommodation, manageable outdoor space and excellent value for money, this appealing bungalow would suit a variety of buyers, including those looking to downsize or take their first step onto the property ladder.

Call us today to arrange your viewing!





ENTRANCE PORCH
Composite front door.

HALLWAY
Timber door. Fitted carpet. Radiator.

LIVING ROOM
10'11 x 10'2 (3.33m x 3.10m)
Fitted carpet. Radiator. UPVC double glazed window. Feature electric fire.

BEDROOM ONE
12'0 x 10'2 (3.66m x 3.10m)
Fitted carpet. Radiator. UPVC double glazed window. with fitted blinds.

BEDROOM TWO
11'6 x 8'8 (3.51m x 2.64m)
Fitted carpet. Radiator. UPVC double glazed window. with fitted blinds.

SHOWER ROOM
6'6 x 5'11 (1.98m x 1.80m)
Vinyl floor. Radiator. UPVC double glazed window. Step in shower with glass screen, low level wc and wash basin within a vanity unit. Access to the loft.

KITCHEN
11'5 x 10'7 (3.48m x 3.23m)
Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated oven and gas hob. Two UPVC double glazed windows with fitted blinds.

REAR HALL
Wall mounted electric heater. Store cupboard containing the gas combi boiler.

UTILITY
Composite front door. UPVC double glazed door to the rear. Storage space.

OUTSIDE
There are gated low maintenance gardens to the front and a gravelled rear patio area and lawn to the rear with a range of storage sheds and an outdoor tap.





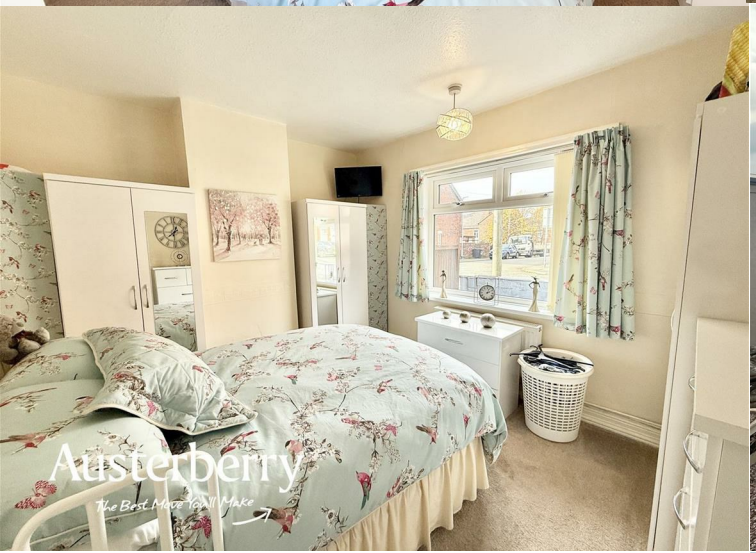



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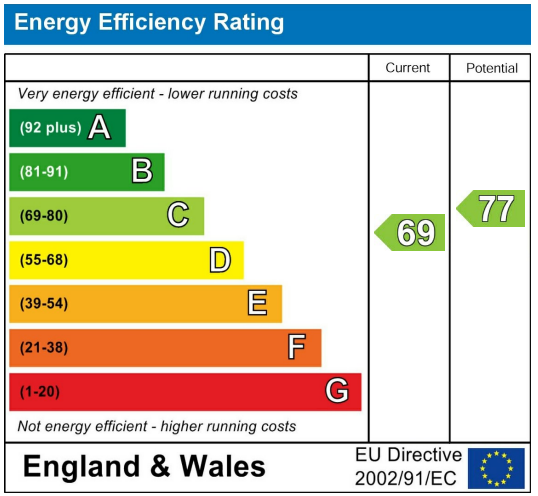

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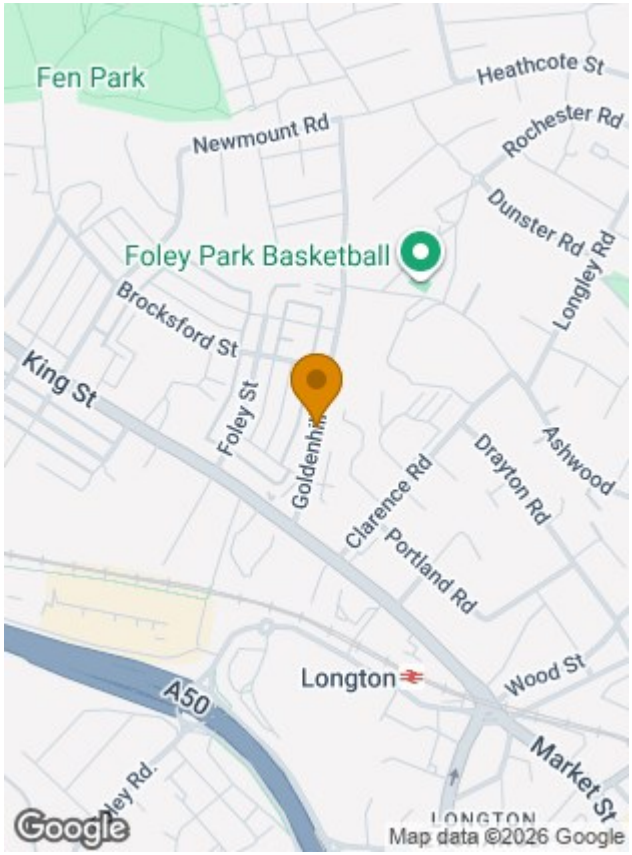

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
77
England & Wales
EU Directive 2002/91/EC


Fen Park
Heathcote St
Rochester Rd
Newmount Rd
Dunster Rd
Foley Park Basketball
Longley Rd
Brocksford St
King St
Foley St
Goldenhill
Clarence Rd
Drayton Rd
Ashwood
Portland Rd
Longton
Wood St
A50
Market St
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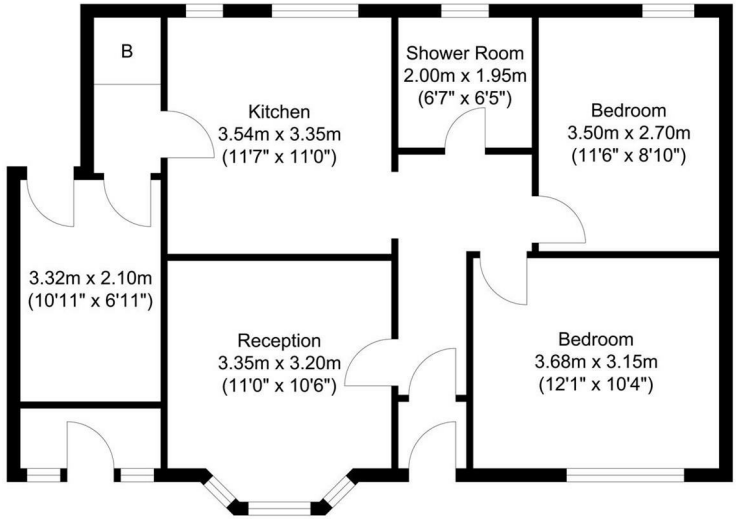
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A







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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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