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the best move you'll make

Estate Agents

Letting and Management Specialists



26 Combe Drive, Meir Heath, Stoke-On-Trent, ST3 7LB

£250,000

- A Detached Bungalow
- Sizeable Corner Plot
- Great Potential
- Utility Room
- Two Bedrooms
- Huge Garage
- Shower Room
- No Chain!

Situated in the highly desirable area of Meir Heath, this individual two-bedroom detached bungalow offers a fantastic opportunity for buyers seeking a property with plenty of potential.

Occupying a sizeable corner plot, the bungalow is something of a rarity, boasting a particularly impressive feature in the form of a huge garage, conveniently accessible from within the property itself.

Whilst the property would benefit from a programme of modernisation, it offers an excellent opportunity for prospective purchasers to create a home tailored to their own tastes and requirements.

The property is currently heated by wall mounted electric heaters and has under floor heating in many of the rooms. Externally, the generous corner plot provides further appeal, while the substantial garage offers excellent storage, workshop or vehicle accommodation potential and enjoy the benefits of solar energy and potential savings on your electricity bills with fully owned solar panels!

Offered for sale with no onward chain, this unique bungalow is sure to appeal to a range of buyers and early viewing is highly recommended to appreciate the potential on offer!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door with small porch. Storage cupboard. Under floor heating.

SHOWER ROOM
7'10 x 6'11 (2.39m x 2.11m)
Vinyl flooring. UPVC double glazed window. Shower enclosure, wash basin and wc. Airing cupboard containing the hot water cylinder.

BEDROOM ONE
10'3 to face of wardrobes x 8'4 (3.12m to face of wardrobes x 2.54m)
Fitted carpet. UPVC double glazed window. Fitted wardrobes.

LIVING ROOM
20'11 max x 11'3 (6.38m max x 3.43m)
Fitted carpet. Two electric radiators. UPVC double glazed window. UPVC double glazed doors leading out into the garden. Electric fire. Under floor heating.

BEDROOM TWO
10'10 to face of wardrobes x 9'9 to face of wardro (3.30m to face of wardrobes x 2.97m to face of ward)
Fitted carpet. Radiator. UPVC double glazed window. Wall mounted electric heater. Range of fitted wardrobes and drawers. Under floor heating.

KITCHEN
15'7 x 7'10 (4.75m x 2.39m)
Fitted carpet. Two UPVC double glazed windows. Range of wall cupboards and base units. Breakfast bar. Storage cupboard. Under floor heating.

UTILITY
10'8 x 5'9 (3.25m x 1.75m)
Tiled floor. UPVC double glazed door into the garden. Units with worktop space. Plumbing for washing machine. Part tiled walls.

REAR PORCH
9'8 x 5'10 (2.95m x 1.78m)
Tiled floor. UPVC double glazed door into the driveway. Timber door into the...

OUTSIDE
The bungalow sits on a sizeable corner plot and features a large gated driveway at the rear, patio area and brick workshop.
There is a tarmac surfaced area to the front of the property - N.B there is a raised curb at the forefront of this area.

LARGE GARAGE
30'11 max x 20'11 max (9.42m max x 6.38m max)
Electric door. Light and power.

N.B. The solar panels are fully owned - take advantage of potential savings on electricity bills.








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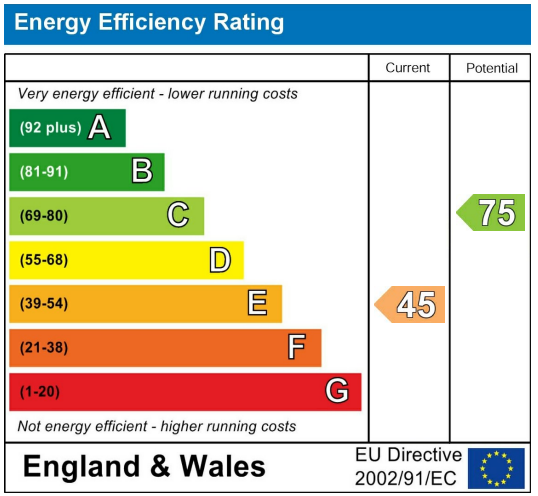

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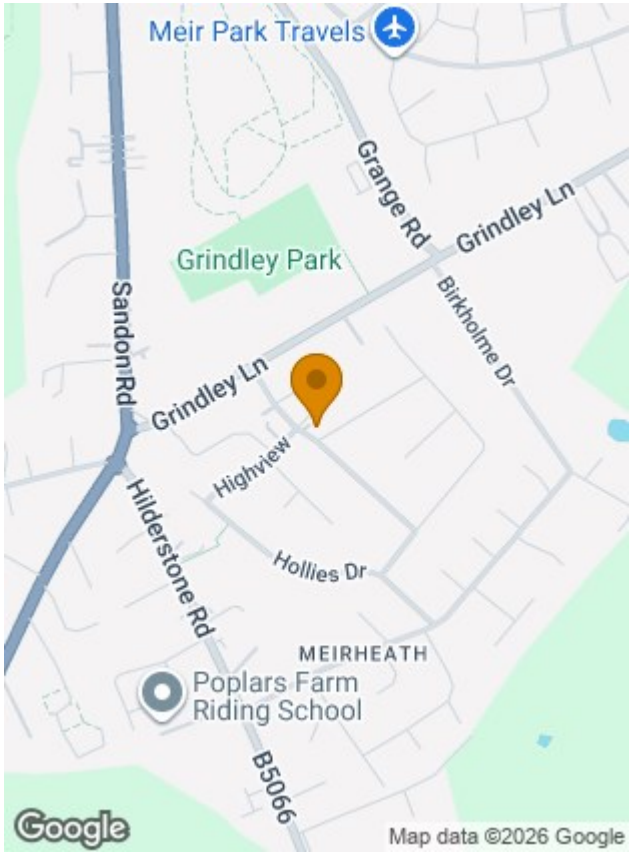

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
45
75
England & Wales
EU Directive 2002/91/EC


Meir Park Travels
Grange Rd
Grindley Ln
Grindley Park
Sandon Rd
Birkholme Dr
Grindley Ln
Highview
Hilderstone Rd
Hollies Dr
MEIRHEATH
Poplars Farm Riding School
B5066
Google
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C





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.

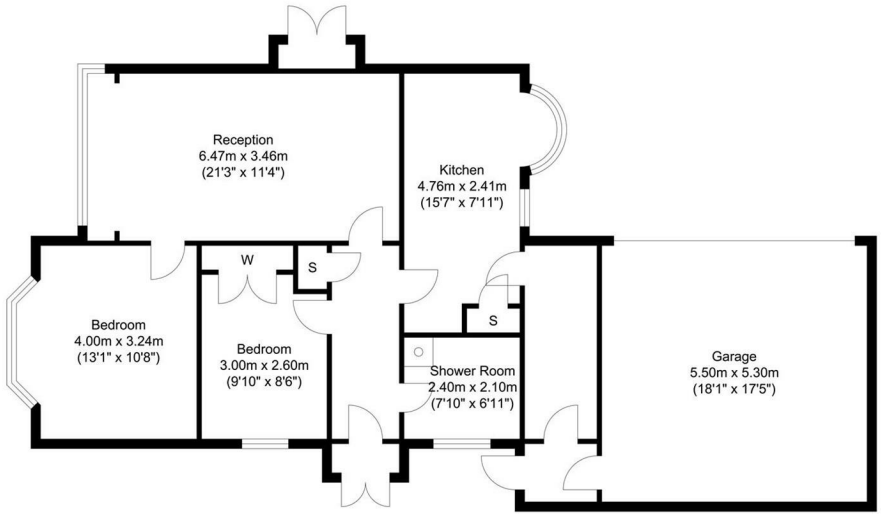
* Room sizes should not be relied upon for carpets and furnishings.

• 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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