

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Kenelyn Crescent, Blurton, Stoke-On-Trent, ST3 2DD

Asking Price

£160,000

- Watch Our Online Video Tour
- Three Bedrooms
- Utility Room
- Electric Heating
- Two Reception Rooms
- GF Cloaks/Wc
- UPVC Double Glazing
- Cul-De-Sac Location

A fantastic opportunity to purchase a traditional semi detached home in a very popular residential area. This has been a family home for many years and now is the time for the next occupiers.

High ceilings and bay windows give a lovely sense of space throughout the home. Two reception rooms, a hallway with a wc under the stairs and a kitchen with utility area comprise the ground floor accommodation whilst upstairs there are three bedrooms and a shower room.

The house does have UPVC double glazing and electric heating. As many would say, this is a blank canvas, ready to make your own!

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



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GROUND FLOOR

PORCH

UPVC double glazed front door.

ENTRANCE HALL

Timber secondary glazed front door. Fitted carpet. Stairs leading to the first floor. Wc under the stairs.

SITTING ROOM

12'2" into bay x 12'1" (3.71 into bay x 3.68)
Fitted carpet. UPVC double glazed bay window. Electric heater.

LIVING ROOM

12'1" x 11'5" (3.68 x 3.48)
Fitted carpet. UPVC double glazed window. Electric heater.

KITCHEN

7'5" x 6'4" (2.26 x 1.93)
Vinyl flooring. Part tiled walls. UPVC double glazed window.

UTILITY

7'2" x 4'1" (2.18 x 1.24)
Vinyl flooring. UPVC double glazed window. UPVC double glazed rear door.
Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window.

BEDROOM ONE

12'10" x 11'4" (3.91 x 3.45)
Fitted carpet. UPVC double glazed bay window. Store cupboard.

BEDROOM TWO

11'5" x 11'4" (3.48 x 3.45)
Fitted carpet. UPVC double glazed window.

BEDROOM THREE

7'4" x 6'10" (2.24 x 2.08)
Fitted carpet. UPVC double glazed window. Access to the loft.

SHOWER ROOM

Vinyl flooring. UPVC double glazed window. Part tiled walls. Pedestal wash basin, wc and walk in shower compartment with an electric shower. Electric towel rail radiator.

OUTSIDE

There is a small garden to the front of the property with a driveway to to the side (no dropped kerb) and an enclosed rear garden currently with shrubs and plants but offers a lot of potential!





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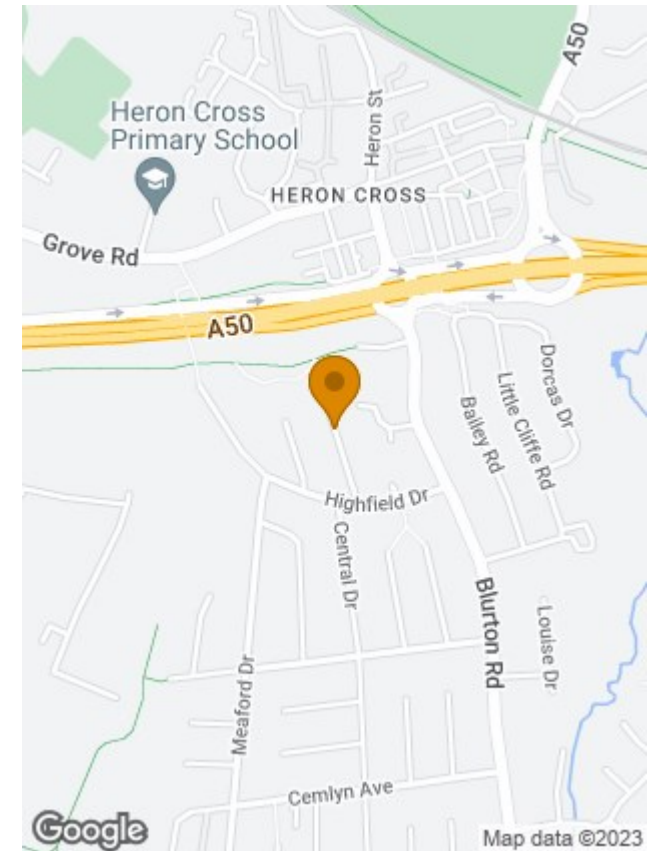


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

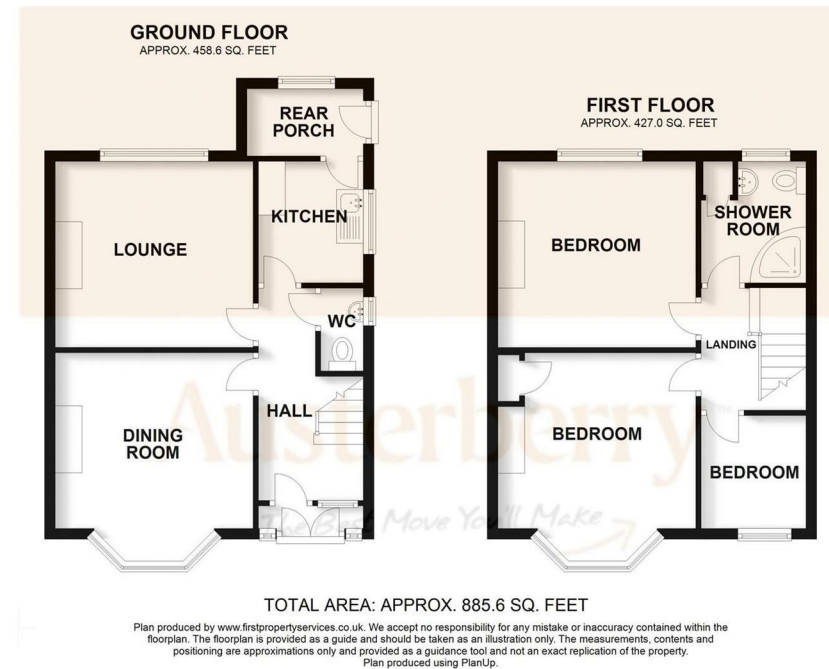
Map data ©2023

MATERIAL INFORMATION Tenure - Freehold
Council Tax Band - B



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 mortgage advice and legal representation if required. At no time are you obligated to use any of the services we recommend. For mortgage advice, we work with Elite Financial Solutions (UK) Ltd and we expect to receive a payment of £100 (inc VAT) from Elite as a referral fee. For legal advice, we work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee.



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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