

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



110 Blurton Road, Blurton, Stoke-On-Trent, ST3 2BT

£170,000

- A Semi-Detached House
- Driveway + Garage
- Good Sized Kitchen
- No Chain!
- Three Bedrooms
- Two Reception Rooms
- Potential for Updating
- Great Location

This three bedroom semi detached house has been loved for many years by the previous owners, but it would now benefit from some cosmetic modernisation to make it the perfect family house.

Boasting two reception rooms, three bedrooms and a larger than average kitchen thanks to a ground floor extension, there is huge potential to improve this property to suit your family needs.

There is off road parking at the front and a pleasant enclosed garden at the rear!

Value for money is unrivalled here and we are sure you will appreciate that there is plenty on offer for a property in this price bracket.

Please see our video tour for more information. To arrange a viewing, please call or email us.



## ENTRANCE HALL

Upvc double glazed front door. Fitted carpet. Radiator. Storage cupboard. Stairs to the first floor.

## FRONT RECEPTION ROOM

12'10" into bay x 11'3" (3.91 into bay x 3.43)  
Upvc double glazed window. Fitted carpet. Gas fire. Radiator.

## REAR RECEPTION ROOM

14'8" max 12'9" min x 11'3" (4.47 max 3.89 min x 3.43)  
Upvc double glazed window. Fitted carpet. Radiator. Gas fired back boiler for central heating and hot water.

## KITCHEN DINER

17'5" x 9'10" (5.31 x 3.00 (5.30 x 2.99))  
Upvc double glazed window and rear door. Carpet and vinyl flooring. Radiator. Wall mounted gas heater. Part tiled walls. Wall cupboards and base units.

## UTILITY/WC

9'10" x 3'8" (3.00 x 1.12)  
Upvc double glazed window. Vinyl flooring. Plumbing for washing machine. Wc.

## FIRST FLOOR LANDING

Upvc double glazed window. Stair and landing carpets. Access to the loft.

## BEDROOM ONE

12'9" x 9'2" to wardrobe (3.89 x 2.79 to wardrobe)  
Upvc double glazed window. Radiator. Fitted wardrobes.

## BEDROOM TWO

10'7" x 9'6" to wardrobes (3.23 x 2.90 to wardrobes (3.22 x 2.89))  
Upvc double glazed window. Radiator. Fitted carpet. Fitted wardrobes.

## BEDROOM THREE

7'5" x 7'4" (2.26 x 2.24)  
Upvc double glazed window. Radiator. Fitted carpet.

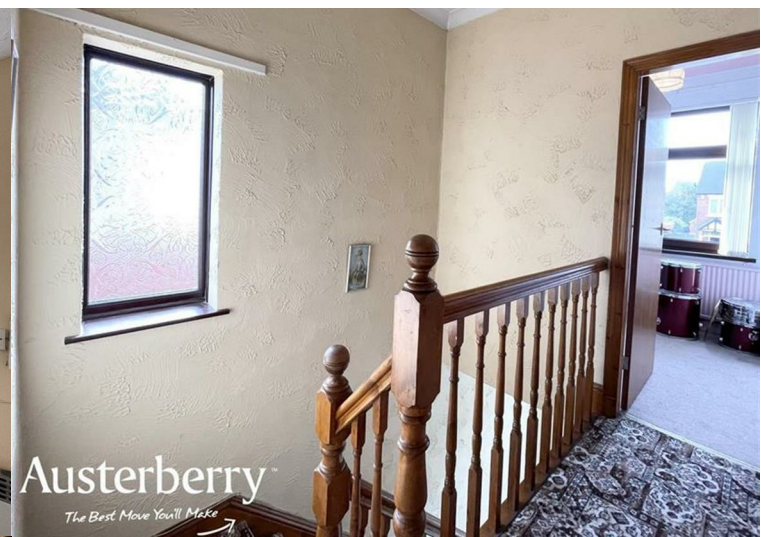
## SHOWER ROOM

8'1" x 7'5" (2.46 x 2.26)  
Upvc double glazed window. Vinyl flooring. Radiator. Part tiled walls. Wc, wash basin and shower unit with electric shower. Airing cupboard containing the hot water cylinder.

## OUTSIDE

To the rear of the property is a lawn and a DETACHED GARAGE.

To the front of the property is a low maintenance garden and a driveway.





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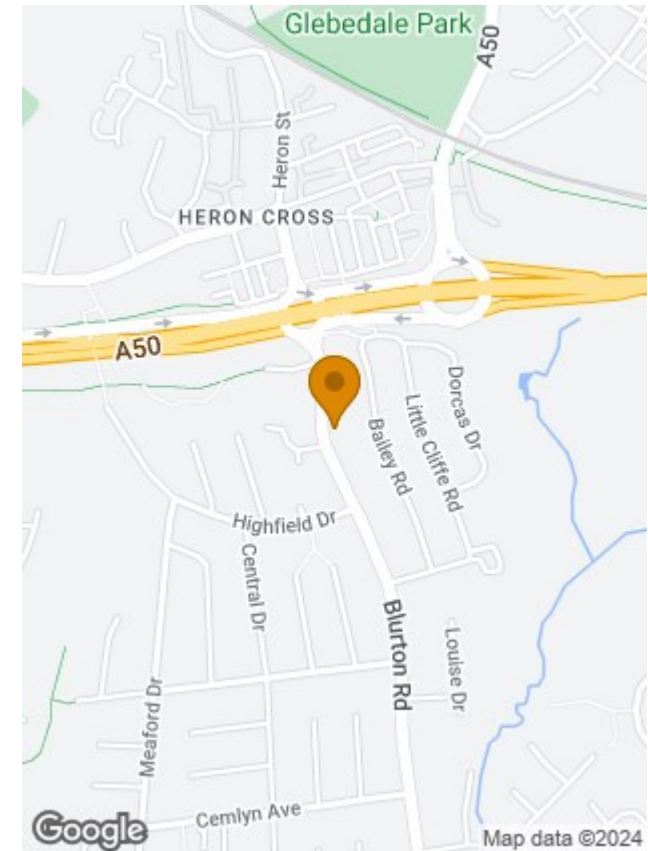


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## 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 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](mailto:enquiries@austerberry.co.uk)

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