

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



51 Foster Court, Blurton, Stoke-On-Trent, ST3 2HF

Offers In Excess Of

£200,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Brick Garage
- Fresh Decoration
- No Chain!
- A Detached Bungalow
- New Bathroom Suite With Bath And Separate Shower
- UPVC Double Glazing & New Combi Boiler
- New Fitted Carpets
- A Very Desirable Location

This bungalow of Foster Court has undergone a general scheme of updating and is ready for the new owners.

Foster Court is a popular residential cul-de-sac and this particular property has got a lot to offer. The accommodation briefly comprises three bedrooms with brand new fitted carpets, a large lounge also with new carpets, a brand new bathroom suite with separate bath and shower and the kitchen is fully fitted but would benefit from updating in due course.

Outside there is a detached brick and tile garage with power along with low maintenance gardens to the front and rear.

The property is equipped with a brand new combi boiler, UPVC double glazing and has no onward chain!

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



ENTRANCE HALL

New fitted carpet.

LOUNGE

17'5" into bay x 10'3" (5.31 into bay x 3.12)

New fitted carpet. Double radiator. UPVC double glazed bay window.

BEDROOM TWO

10'1" x 8'10" (3.07 x 2.69)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

2.67 x 2.41 max 1.65 min

Tiled floor and part tiled walls. New white suite consisting of panelled bath, pedestal wash basin, low level wc and a separate walk in fully tiled shower. Double radiator. UPVC double glazed window. Extractor. Former airing cupboard with space for storage

BEDROOM THREE

8'9" x 8'4" (2.67 x 2.54)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM ONE

14'10" x 10'3" (4.52 x 3.12)

New fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

12'1" x 8'8" (3.68 x 2.64)

Tiled floor and walls. Range of wall cupboards, base units and worktops. Plumbing for washing machine. UPVC double glazed window. Extractor. New radiator. Rear door.

OUTSIDE

The steep rear garden has a patio area and is terraced whilst to the front of the bungalow the garden has been landscaped for ease of maintenance with a paved area and raised bed.

A tarmac driveway with double gates leads to the...

DETACHED BRICK AND TILE GARAGE

Up and over door. UPVC double glazed window to the side.

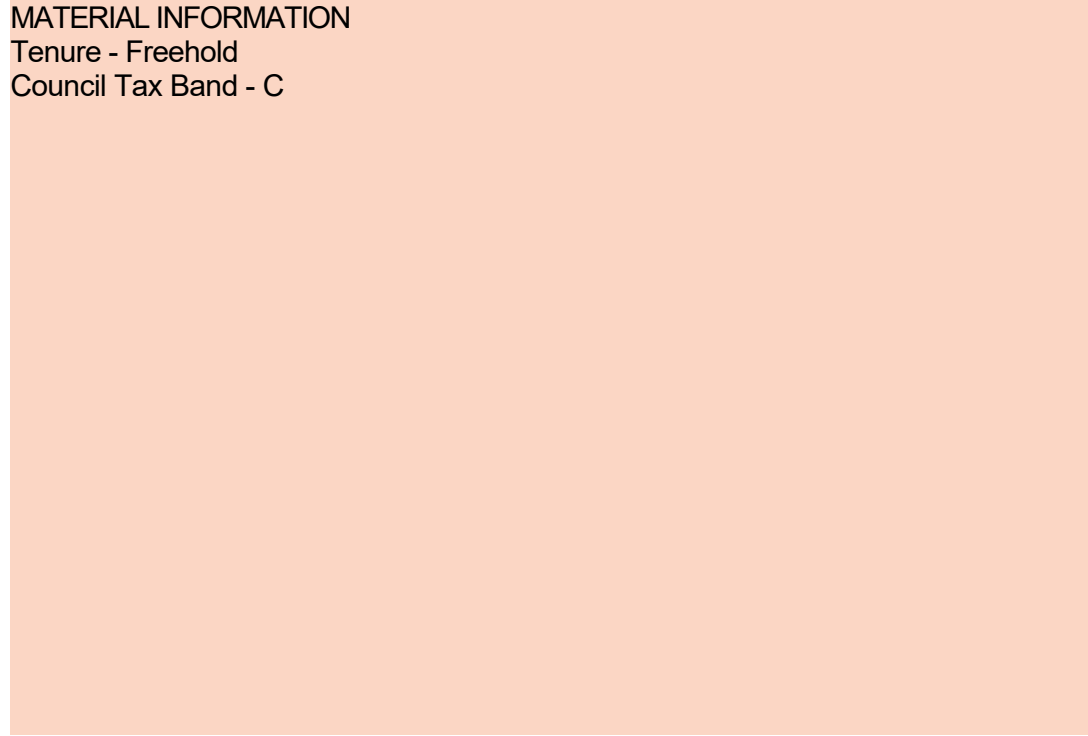




Austerberry
The Best Move You'll Make

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - C



Austerberry
The Best Move You'll Make

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		

England & Wales EU Directive 2002/91/EC 





Austerberry

Austerberry

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.



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

