

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Birch Walk, Blurton, Stoke-On-Trent, ST3 3AD

£165,000

- View our Online Video Tour!
- Full Modernisation Required
 - Three Large Bedrooms
 - Brick Garage
- Desirable Location
 - No Chain!
 - Two Reception Rooms
 - Close To Longton Park

Standing virtually at the top of Birch Walk which is a cul-de-sac off Maythorne Road is this impressive looking semi-detached house.

Though the property does have UPVC double glazing and a gas central heating system is in situ property it is essentially in need of complete modernisation and refurbishment but it most certainly represents a rare opportunity to purchase a spacious family sized house with three proper bedrooms and two large reception rooms.

See our online virtual tour and for more information call or email us.



GROUND FLOOR

PORCH

UPVC double glazed double doors and windows.

ENTRANCE HALL

Fitted carpet. Double radiator. Coat cupboard. Stairs leading to the first floor.

DINING ROOM

14'6" into bay x 11'4" (4.42 into bay x 3.45)

Fitted carpet. Double and single radiators. UPVC double glazed bay window.

LOUNGE

13'10" x 11'4" (4.22 x 3.45)

Fitted carpet. Double radiator. Feature fireplace with gas fire. UPVC double glazed windows and UPVC double glazed door leading out into the garden.

KITCHEN

9'10" x 8'0" (3.00 x 2.44)

Single drainer sink unit. UPVC double glazed window. Part tiled walls. Built in cupboard. Walk in pantry.

REAR HALL

UPVC double glazed external door. Storage cupboard. Walk in store room.

WC

UPVC double glazed window. White low level wc.

FIRST FLOOR

LANDING

Approached by an interesting staircase with fitted stair and landing carpets. UPVC double glazed window. Access to the loft.

BEDROOM ONE

14'9" into bay x 11'5" (4.50 into bay x 3.48)

Fitted carpet. Radiator. UPVC double glazed bay window. Built in wardrobes/storage cupboard.

BEDROOM TWO

13'11" x 11'5" (4.24 x 3.48)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds. Built in wardrobes/storage cupboard.

BEDROOM THREE

9'11" x 9'5" (3.02 x 2.87)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds.

BATHROOM

7'5" x 6'0" (2.26 x 1.83)

Green panelled bath and pedestal wash basin. Part tiled walls. UPVC double glazed window. Fitted carpet. Radiator. Airing cupboard with hot water cylinder and radiator.

SEPARATE WC

Part tiled walls. UPVC double glazed window. White low level wc.

OUTSIDE

There's a South/South Westerly facing mainly lawned rear garden and outside tap.

There's a walled front garden and double gates lead into the tarmac driveway which leads to the...

DETACHED BRICK AND TILE GARAGE

Up and over door. UPVC double glazed side door and window. Light and power.





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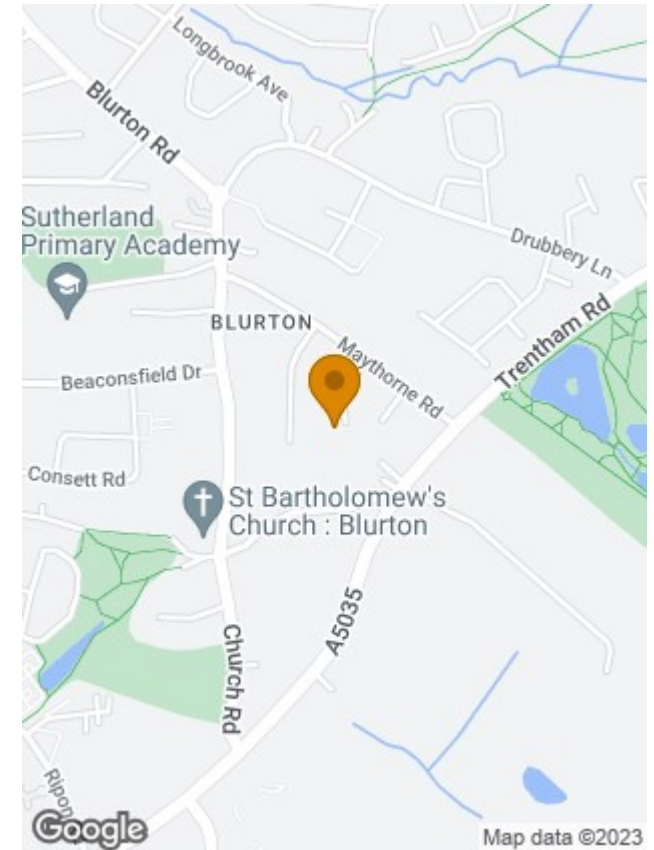


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Google

Map data ©2023

MATERIAL INFORMATION

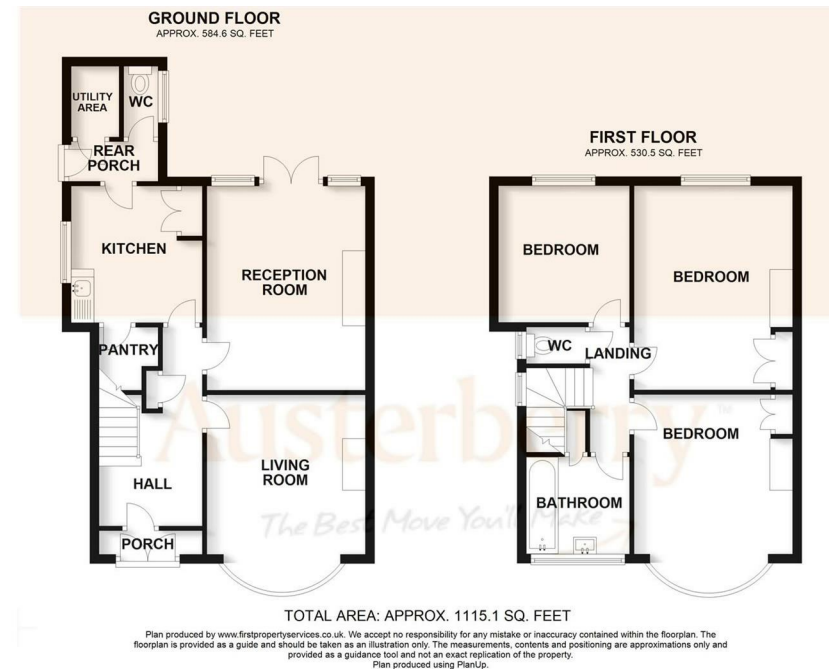
Tenure - Freehold

Council Tax Band - 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 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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