

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



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

Offers In The Region Of

£170,000

- Watch Our Online Video Tour
- No Chain!
- Many Original Features
- Kitchen With Breakfasting Space
- UPVC Double Glazing
- Some Updating And Improvement Required
- Three Bedrooms
- Two Large Reception Rooms
- Gas Combi Boiler

Redecoration and some general refurbishment is needed at this impressive and spacious semi-detached house but the end result will make it well worthwhile!

This really is a property with potential and it is in a popular location with neighbourhood shops and schools close by and a location that is conveniently close to access the A50 and A500.

The house itself has three good sized bedrooms, a first floor bathroom complete with spa bath and separate shower as well as a lovely big reception hallway with original floor tiling, two reception rooms and surprisingly for a property this age, a large kitchen with breakfasting space.

There is plenty of off road parking space at the side of the house as well as a garage and enclosed rear garden.

This property has UPVC double glazing and gas central heating from a combi boiler and it is being sold with no onward chain.

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



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GROUND FLOOR

ENTRANCE HALL

Original tiled flooring and stained glass window. Walk in pantry/under stairs store with UPVC double glazed window and shelving. Stairs leading to the first floor.

DINING ROOM

13'1" into bay x 11'4" (3.99 into bay x 3.45)

Laminate flooring. Radiator. UPVC double glazed bay window. Original fireplace. Picture rail.

LOUNGE

14'7" x 11'3" (4.45 x 3.43)

Laminate flooring. Double radiator. UPVC double glazed bay window. White fireplace surround with tiled hearth and inserts. Picture rail.

KITCHEN WITH DINING AREA

20'10" x 7'6" max (6.35 x 2.29 max)

DINING AREA

Laminate flooring. Double radiator. UPVC double glazed window. Wall mounted gas combi boiler for central heating and hot water.

KITCHEN AREA

Tiled floor. Excellent range of wall cupboards and base units with an off white colour finish together with integrated gas hob, cooker hood and eye level oven. Two UPVC double glazed windows. UPVC double glazed stable type rear door.

FIRST FLOOR

LANDING

Approached by an interesting staircase. Original stained glass window. Access to the loft.

BEDROOM ONE

11'4" max x 10'9" (3.45 max x 3.28)

Radiator. UPVC double glazed window. Original fireplace.

BEDROOM TWO

12'8" x 11'4" (3.86 x 3.45)

Radiator. UPVC double glazed window. Original fireplace.

BEDROOM THREE

7'6" x 7'4" (2.29 x 2.24 (2.28 x 2.23))

Radiator. UPVC double glazed window.

BATHROOM/WC

8'1" x 7'5" (2.46 x 2.26)

White suite consisting of pedestal wash basin, low level wc, spa bath with shower mixer taps and a separate walk in shower. Radiator. UPVC double glazed window. Part tiled walls.

OUTSIDE

Paved driveway and additional parking space at the front of the property.

Enclosed rear garden with paved patio and shrub borders.

ATTACHED SINGLE GARAGE





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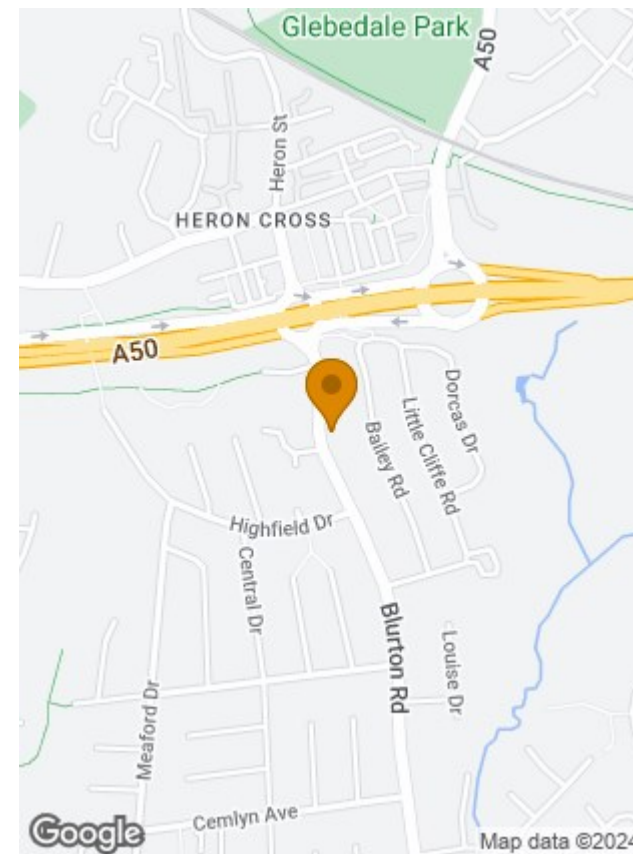
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

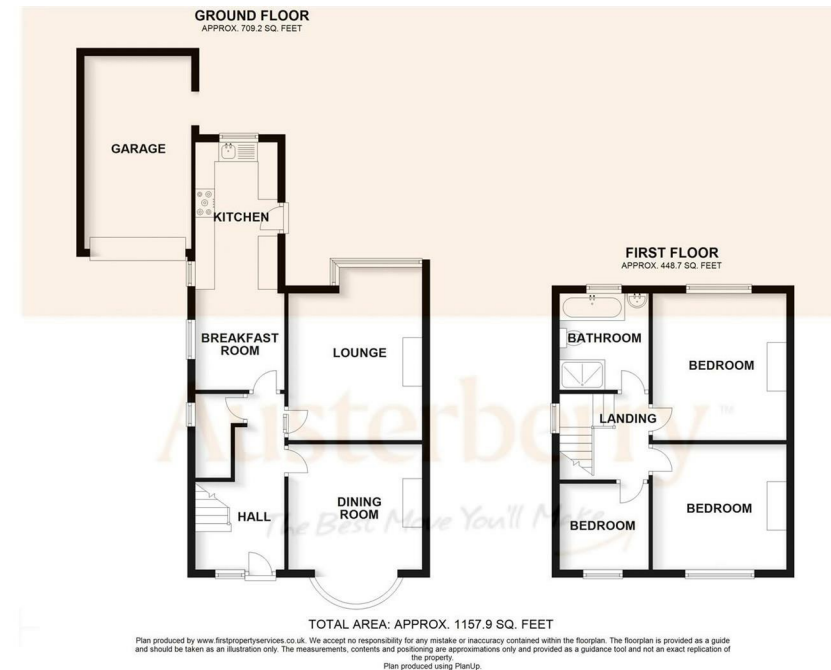
Tenure - Freehold

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

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