

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



290 Trentham Road, Blurton, Stoke-On-Trent, ST3 4AZ

£170,000

- Watch Our Oline Video Tour
- UPVC Double Glazing
- Popular Residential Location
- Blank Canvas
- Three Bedrooms
- Combi Boiler
- Across The Road From Longton Park
- No Chain!

JUST ACROSS THE ROAD FROM LONGTON PARK!

Your dog will love you forever if you buy this house! Just across the road from Longton Park which offers unlimited dog walking potential whilst this semi-detached house is ready to move into, and is being sold with no onward chain!

Already with double glazing and gas central heating from a combi boiler and definitely a blank canvas ready for you to update and put your own stamp on as years go by.

Please note that the vehicle approach to the house is from Drubbery Lane and Stradbroke Drive.

See our online virtual tour and for more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



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GROUND FLOOR

ENTRANCE HALL

Double glazed front door and window. Grey laminate flooring. Radiator. Spotlights. Stairs leading to the first floor.

KITCHEN

8'7 x 7'10 (2.62m x 2.39m)

Range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, cooker hood and under oven. Double glazed window with fitted venetian blind. UPVC double glazed external door. Radiator. Part tiled walls. Wall mounted Main gas combi boiler. Spotlights. Walk in pantry/store room.

LOUNGE AND DINING ROOM

20'6 x 10'5max, 8'5 min (6.25m x 3.18mmax, 2.57m min)

Grey laminate flooring. Two radiators. Double glazed windows to the front and rear together with double doors leading out into the garden. Feature fireplace with living flame gas fire.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Double glazed window with fitted vertical blinds. Access to the loft. Storage cupboard.

BEDROOM ONE

9'3 x 8'11 (2.82m x 2.72m)

Fitted carpet. Radiator. Double glazed window with fitted vertical blinds.

BEDROOM TWO

11'1 x 9'11 (3.38m x 3.02m)

Fitted carpet. Radiator. Double glazed window with fitted vertical blinds.

BEDROOM THREE

7'8 x 6'5 (2.34m x 1.96m)

Fitted carpet. Radiator. Double glazed window with fitted roller blind. Fitted bed base 6'3 x 3'0 approx.

BATHROOM/WC

6'8 x 5'6 (2.03m x 1.68m)

Grey laminate flooring. Part tiled walls. White suite including panelled bath with rain head shower and screen over, wash basin and wc within a fitted white unit. Double glazed window with fitted venetian blind. Stainless steel centrally heated towel rail radiator.

OUTSIDE

There is a lawned garden at the front of the house facing Trentham Road and Longton Park and a mainly lawned rear garden with paved patio, raised beds and rear vehicle access leading to the...

DETACHED SINGLE GARAGE

Up and over door.

To access the rear of the property and the garage leave Trentham Road by Druberry Lane and after a few yards take the first left into Stradbroke Drive and almost immediately left into an unmade private road which serves this and three other houses.





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MATERIAL INFORMATION

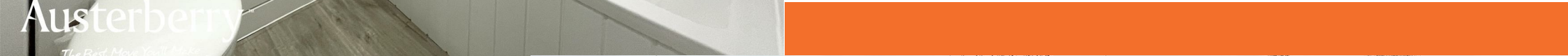
Tenure - Freehold
Council Tax Band - B

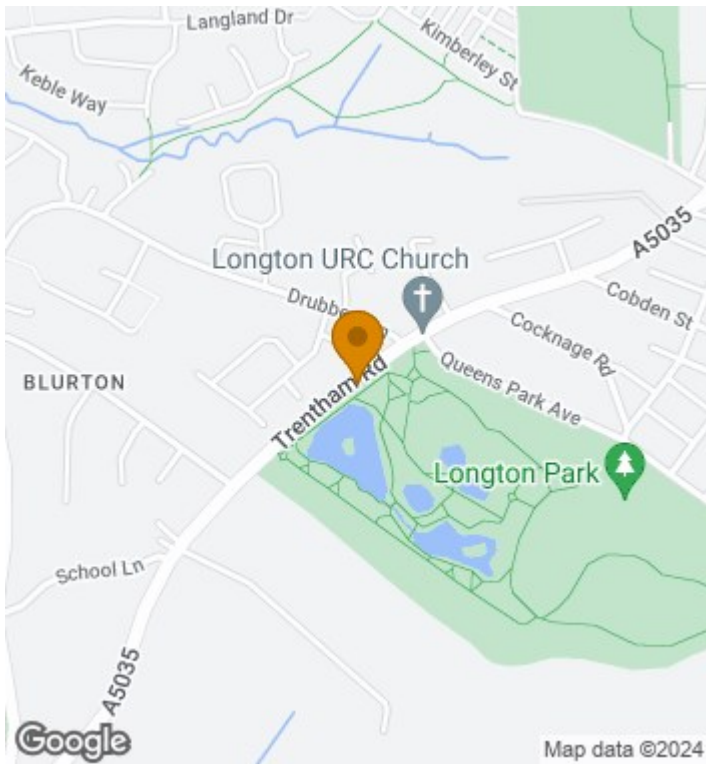


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	





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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