

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Coleridge Road, Blurton, Stoke-On-Trent, ST3 2ER

£180,000

- Watch Our Online Video Tour!
- Two Bedrooms
- Magnificent Summer House/Home Office
- Large Patio / Decked Area
- Unique Semi-Detached Bungalow
- Extensive Block Paved Driveway
- Large Garden
- A Very Special Property!

A UNIQUE AND IMPRESSIVE BUNGALOW!

Totally reconfigured, redesigned and updated by the present owners. A semi-detached bungalow which occupies a great position on this ever popular development.

At the front of the bungalow there is a full width block paved driveway big enough to accommodate probably three cars, whilst to the rear is a huge garden which includes a spacious leisure area with a paved patio, raised decking and magnificent summer house/home office. Whilst the rear section of the garden can provide as much enjoyment for the next owners as they wish depending whether your inclination is rewilding or cultivation!

Within the bungalow the accommodation is finished in a very contemporary way including a fully fitted kitchen with integrated appliances, a spacious lounge with laminate flooring, master bedroom with built-in mirror fronted fitted wardrobes, a second bedroom with double doors opening onto the patio and a modern shower room with rain head shower.

There's upvc double glazing throughout and the gas combi boiler is situated in the loft.

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



Austerberry™
The Best Move You'll Make



Austerberry™
The Best Move You'll Make

FITTED KITCHEN

12'2 x 8'7 (3.71m x 2.62m)

UPVC double glazed external door and two UPVC double glazed windows with fitted vertical blinds. Wood effect tiled flooring. Excellent range of wall cupboards and base units with an off white high gloss finish together with integrated induction hob, stainless steel cooker hood, under oven, washing machine and dishwasher. Double Radiator. Space for fridge-freezer. Spotlights.

LOUNGE

15'10 x 10'10 (4.83m x 3.30m)

UPVC double glazed front door and bay window with fitted vertical blinds. Gleaming laminate flooring. Spotlights. Black vertical radiator.

INNER HALL

Flooring to match the lounge.

BEDROOM ONE

12'9 x 7'10 (3.89m x 2.39m)

Distressed timber effect flooring. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes with mirror sliding doors to the whole of one wall. Black vertical radiator.

BEDROOM TWO

9'10 x 9'9 (3.00m x 2.97m)

Tile effect laminate flooring. Access to the loft which contains the gas

combi-boiler for central heating and hot water. Spotlights. Black vertical radiator. UPVC double glazed window with fitted vertical blinds and UPVC double glazed double doors with fitted vertical blinds leading out onto the patio.

SHOWER ROOM / WC

8'1 x 6'2 (2.46m x 1.88m)

Wood effect tile flooring. Very modern style suite with low level WC, wash basin and walk-in digital rain head shower. Part tiled walls. Extractor. Black vertical radiator. UVC double glazed window with fitted vertical blinds. Bluetooth enabled mirror cabinet.

OUTSIDE

Block paved driveway extends across the full frontage of the bungalow and is wide enough to fit probably three cars with a further section of gated driveway to the side of the bungalow complete with an outside tap.

To the rear you'll find an outside power socket, a really large and interesting garden with lawns, raised beds, mature trees, garden shed, big paved patio area, raised decking and a...

SUMMER HOUSE / HOME OFFICE

11'4 x 7'4 (3.45m x 2.24m)

Insulated with laminate flooring. Spotlights. Power points. Double doors and even a wash basin.





Austerberry™
The Best Move You'll Make

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Austerberry™
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	70	
(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

Austerberry[™]
the best move you'll make