

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Stradbroke Drive, Blurton, Stoke-On-Trent, ST3 4BD

Offers In The Region Of

£215,000

- Watch Our Online Video Tour
- Vaulted Ceiling Kitchen
- Two Bedrooms
- Detached Garage
- Refurbished To An Impeccable Standard
- Bathroom With A New White Suite
- New Front Driveway
- New Combi Boiler And Re-wiring

Prepare to be amazed! This bungalow will surprise you beyond belief!

This property has been entirely refurbished to an impeccable standard. The kitchen is the feature room in the house with vaulted ceiling, modern fitted units and integrated appliances. The flooring is a tasteful herringbone style which merges with the carpet through the archway to the living room. The bathroom has a brand new white suite with mixer shower over the bath and chrome heated towel rail. Both bedrooms benefit from new fitted carpets and the master bedroom has bespoke integrated wardrobes with sliding mirrored doors.

Outside the property has a brand new driveway, front wall and seeded rear lawn. The detached garage is large and ideal for storage. The property has been rewired and replumbed throughout and benefits from a brand new combi boiler.

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



KITCHEN

13'05 x 7'05 (4.09m x 2.26m)

Double glazed front door. Stunning new kitchen with vaulted ceiling. New kitchen units with integrated fridge freezer, washing machine, electric oven and gas hob. Herringbone effect vinyl flooring. Under unit lighting. Radiator. UPVC window. New Valium gas combi boiler.

LIVING ROOM

18'05 x 9'04 (5.61m x 2.84m)

Bright living room. New grey fitted carpets. Fresh decoration. Radiator. UPVC double glazed window.

BATHROOM

8'05 x 5'06 (2.57m x 1.68m)

Brand new white suite consisting of wc, wash basin and a p-shaped bath with mixer shower over. Part tiled walls. Chrome heated towel rail. Extractor fan. UPVC double glazed window.

MASTER BEDROOM

12'01 x 9'04 (3.68m x 2.84m)

New fitted carpet. Bespoke integral wardrobes with sliding mirrored doors. Radiator. UPVC double glazed window. Oak veneer door.

BEDROOM TWO

9'00 x 8'06 (2.74m x 2.59m)

New grey fitted carpet. Fresh white decoration. UPVC double glazed window. Radiator. Oak veneer door.

OUTSIDE

Enclosed rear garden with gravel and seeded lawn. Outside tap. Power socket.

New gravel driveway with a rebuilt front wall leading to the...

DETACHED GARAGE

19'10 x 8'06 (6.05m x 2.59m)





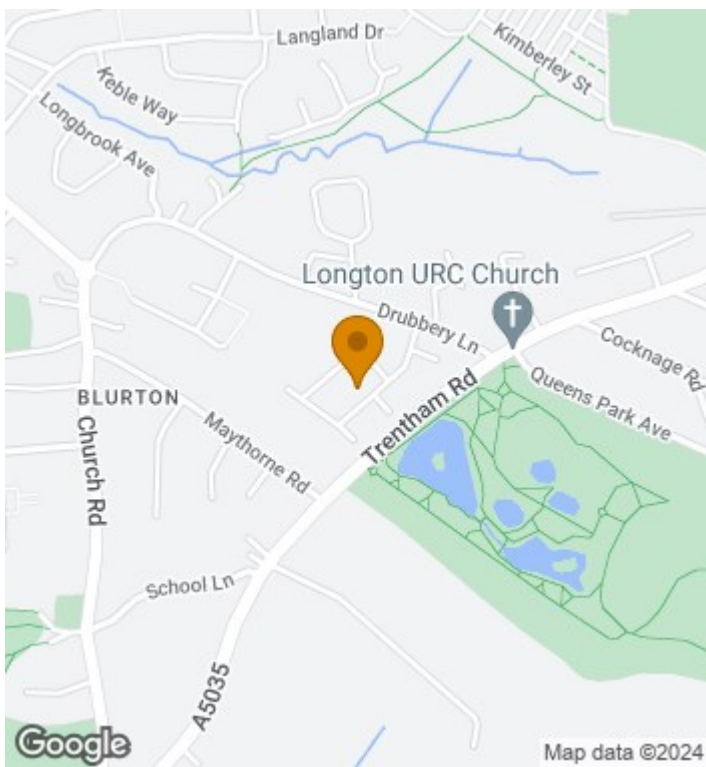
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B

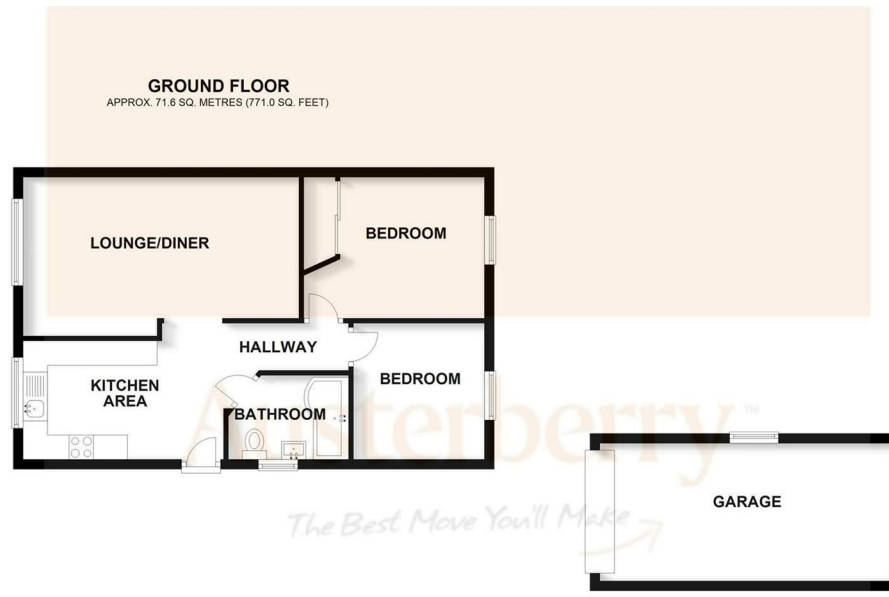


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



TOTAL AREA: APPROX. 71.6 SQ. METRES (771.0 SQ. FEET)
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

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