

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Seedfields Road, Blurton, Stoke-On-Trent, ST3 2BZ

£169,950



- Totally Refurbished
- Three Bedrooms
- New Carpets And Floor Coverings
- Garden Room/Home Office
- Ready To Move Into
- Ground Floor Cloakroom/WC
- Combi Boiler And UPVC Double Glazing
- Plenty Of Parking

## TOTALLY REFURBISHED WITH THREE BEDROOMS AND A GARDEN ROOM.

Totally refurbished, freshly decorated and ready to move into!

This traditional looking semi-detached house is in a league of its own. It features new fitted carpets, vinyl flooring and fresh decoration throughout as well as a very useful ground floor cloakroom with WC, a separate lounge and dining room, a newly fitted kitchen and gas central heating from a combi boiler, as well as UPVC double glazing throughout.

There's lots of off-road parking space in the driveway at the front of the house and a fully enclosed back garden with a very useful garden room/home office, complete with double glazing and power!

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



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. New fitted carpet. Radiator. UPVC double glazed window. Under stairs storage cupboard.

### CLOAKROOM/WC

6'2" x 5'4" (1.88m x 1.63m)

New grey laminate look vinyl flooring. UPVC double glazed window. Radiator. White low level wc and wash basin. Useful storage cupboard with a white high gloss finish. Part tiled walls.

### LOUNGE

13'04 x 10'11 (4.06m x 3.33m)

New fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Double doors leading into the...

### DINING ROOM

10'02 x 7'04 (3.10m x 2.24m)

New fitted carpet. Radiator. UPVC double glazed window and door leading into the garden.

### KITCHEN

10'05 x 8'05 (3.18m x 2.57m)

New vinyl flooring. Wall cupboards and base units with a white high gloss finish and soft close drawers and doors. Radiator. UPVC double glazed window with fitted venetian blinds. Main gas combi boiler (We have been advised the boiler was installed end of January 2024 and is under a 5 Year warranty).

## FIRST FLOOR

## LANDING

New fitted stair and landing carpets. UPVC double glazed window with fitted venetian blind. Storage cupboard with shelving. Access to the loft.

### BEDROOM TWO

10'11 x 9'10 (3.33m x 3.00m)

New fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

6'08 x 6'05 (2.03m x 1.96m)

New grey laminate look vinyl flooring. White suite complete with panelled bath with shower mixer taps, pedestal wash basin and low level wc. UPVC double glazed window with fitted venetian blind. Stainless steel centrally heated towel rail radiator.

### BEDROOM ONE

12'01 x 11'00 (3.68m x 3.35m)

New fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

### BEDROOM THREE

10'06 x 6'08 (3.20m x 2.03m)

New fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

## OUTSIDE

There's a long lawned front garden and a two-car driveway to the front of the property. Whilst to the rear of the house you'll find a range of brick built out buildings and useful storage sheds, as well as an enclosed garden with paving, lawns and a...

## IMPRESSIVE GARDEN ROOM/BAR/HOME OFFICE

12'11 x 12'03 (3.94m x 3.73m)

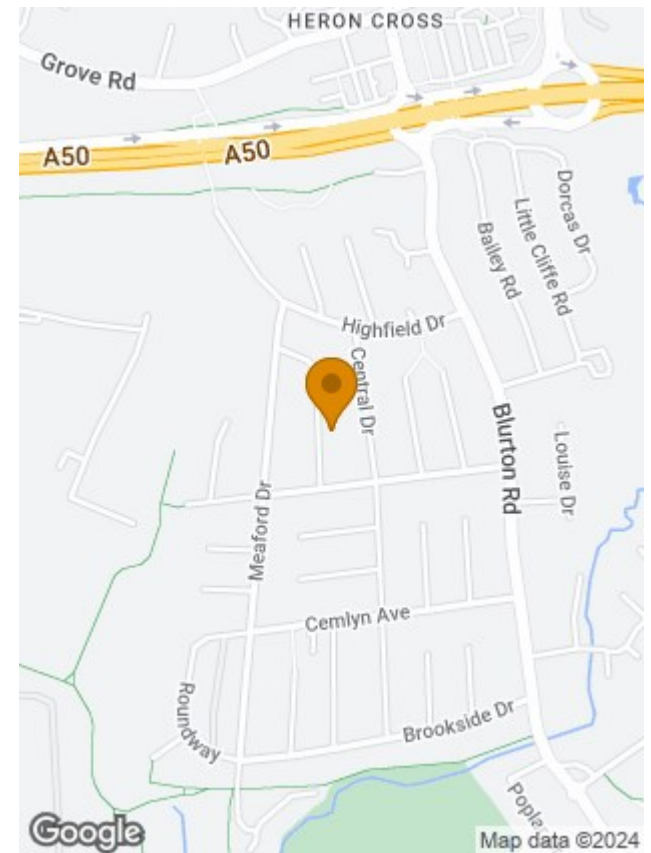
Three UPVC double glazed windows with blinds. Power.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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](mailto:enquiries@austerberry.co.uk)

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