

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Kearsley Way, Blurton, Stoke-On-Trent, ST3 3JA

£170,000



- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Extended Lounge
- Occupies A Corner Plot
- Large Garden
- Detached Garage
- Walking Distance From Primary And Secondary Schools

A modernised three bedroom semi detached house positioned on a large and exceptional corner plot!

This house on Kearsley Way really is equipped with all of the features required to make the perfect family home. The property offers three good sized bedrooms, a large garden, off road parking and a detached garage perfect for storage.

The lounge has been extended to provide extra living space and the kitchen and bathroom have both been replaced in recent years. There is UPVC double glazing throughout and gas central heating is provided by a baxi combi boiler which is little over 12 months old.

Well regarded primary and secondary schools are only walking distance away and properties in this area are selling extremely quickly at the moment!

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





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator.

### LIVING ROOM

16'01 max x 13'08 max, 9'01 min (4.90m max x 4.17m max, 2.77m min)  
UPVC double glazed window. Laminate flooring. Radiator. Gas fire.

### KITCHEN

11'06 x 11'04 (3.51m x 3.45m)  
Two UPVC double glazed windows. Tile effect flooring. Radiator. Range of wall cupboards and base and units with an integrated eye level oven.

### UTILITY ROOM

8'03 max x 7'08 max, 5'00 min (2.51m max x 2.34m max, 1.52m min)  
UPVC double glazed back door. Vinyl flooring. Plumbing for washer/dryer. Wc with basin.

## FIRST FLOOR

### LANDING

Fitted carpet. Loft access. Store cupboard containing the baxi combi boiler which is approximately 12 months old.

## BEDROOM ONE

12'09 x 8'03 (3.89m x 2.51m)  
UPVC double glazed window. Laminate flooring. Radiator. Storage area.

## BEDROOM TWO

10'07 max x 10'05 max (3.23m max x 3.18m max)  
UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

10'05 max, 6'02 min x 8'06 max, 5'08 min (3.18m max, 1.88m min x 2.59m max, 1.73m min)  
UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

8'02 max x 5'04 max (2.49m max x 1.63m max)  
UPVC double glazed window. Vinyl flooring. Radiator. Suite containing wc, wash basin and a bath with an overhead electric shower. Tiled walls.

## OUTSIDE

To the front of the property there are lawned gardens and a driveway for off road parking.

To the rear of the property there is a manageable lawn and gardens with a range of plants/shrubs as well as an additional enclosed lawn area. There is a...

## DETACHED GARAGE

19'08 x 10'02 approximately (5.99m x 3.10m approximately)  
Light and power.







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**MATERIAL INFORMATION**

Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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	





**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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