

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Cemlyn Avenue, Blurton, Stoke-On-Trent, ST3 2AL

£140,000

- Watch Our Online Video Tour
- Ground Floor Extension
- UPVC Double Glazing
- Spacious Rear Garden
- Two Bedrooms
- Two Reception Rooms
- Block Paved Drive
- Convenient Location

A project property with a ground floor extension!

This two bedroom semi detached house in Blurton boasts many invaluable features, but it is now offered for sale with the opportunity for its new owner to modernise and potentially re-design its accommodation.

There is already a block paved driveway at the front providing vital off road parking. At the rear of the property there is a spacious garden offering huge potential.

Internally, the ground floor has two good sized reception rooms, as well as a useful sized kitchen which is ready for replacement. This does however present the opportunity to utilise one of the reception rooms as a kitchen-diner subject to appropriate consent.

There are two double bedrooms upstairs and a bathroom, which is currently home to the gas combi boiler which could be relocated to increase the footprint of the room.

Other features include a downstairs toilet, UPVC double glazed windows throughout and most importantly, the fantastic location of the house which is only walking distance away from local amenities and conveniently positioned with easy access to key link roads.

All in all, a real opportunity! See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

13'9 max x 12'0 max (4.19m max x 3.66m max)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

DINING ROOM

11'10 max x 9'9 max (3.61m max x 2.97m max)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

12'8 max, 6'1 min x 10'0 max, 7'2 min (3.86m max, 1.85m min x 3.05m max, 2.18m min)

Vinyl flooring. Radiator. Storage cupboard. Breakfast bar. Small number of cupboards and units. Two UPVC double glazed windows.

REAR HALL

Vinyl flooring. UPVC double glazed rear door. Shower cubicle with electric shower.

WC

Vinyl flooring. Wash basin and wc. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Wall mounted gas heater. Access to the loft.

BEDROOM ONE

15'3 max, 10'11 min x 12'2 max, 5'4 min (4.65m max, 3.33m min x 3.71m max, 1.63m min)

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature fireplace.

BEDROOM TWO

11'10 x 8'6 (3.61m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window, Fitted storage units.

BATHROOM

9'8 x 5'2 (2.95m x 1.57m)

Fitted carpet. Radiator. UPVC double glazed window. White suite consisting of a panelled bath, wash basin and wc. Store cupboard containing the gas combi boiler.

OUTSIDE

There is a block paved driveway and lawn to the front of the house. The rear garden is two tiered with a lawn and brick storage shed.





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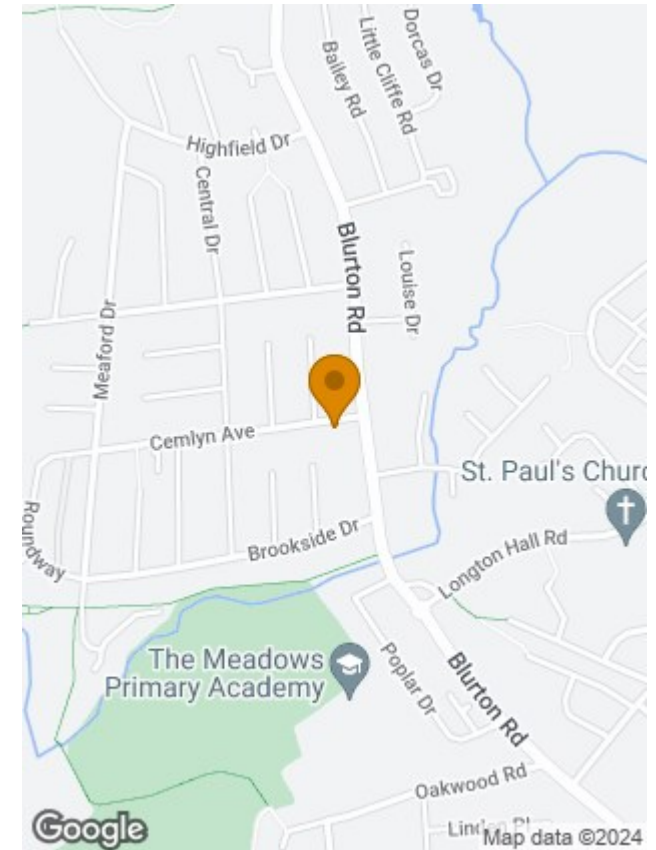


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Google

Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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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