

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Guernsey Walk, Blurton, Stoke-On-Trent, ST3 2SP

£135,000

- Watch Our Online Video Tour!
- Great Location
- Combi Boiler And UPVC Double Glazing
- Two Bedrooms + Potential Home Office
- Fresh Decoration And New Carpets
- Close Walk To Schools And The Town Centre
- Brick Garage With An Electric Door
- No Chain!

READY TO MOVE INTO!

Freshly decorated, newly carpeted and in a great location within walking distance of Longton Town Centre and popular local schools. This house will definitely appeal to First Time Buyers as well as to Buy To Let Investors. Features include gas central heating from a combi boiler, UPVC double glazing, first floor modernised bathroom and a very useful potential home office/study on the first floor as well as two sensibly sized bedrooms.

Outside you'll find a small paved patio area at the back as well as a brick garage with light, power and electric roller shutter door.

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



GROUND FLOOR

PORCH

Timber double glazed windows and external door. New tile effect grey vinyl flooring.

LOUNGE

17'9 x 14'1 max, 11'5 min (5.41m x 4.29m max, 3.48m min)
New fitted carpet. Two radiators. UPVC double glazed window.

HALL

Fitted carpet. Radiator. Walk in under stairs storage cupboard. Stairs leading to the first floor. UPVC double glazed window.

KITCHEN

11'6 x 7'6 (3.51m x 2.29m)
New tile effect grey vinyl flooring. Excellent range of white wall cupboards and base units together with new slot in gas cooker, stainless steel cooker hood. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Large airing/storage cupboard containing the Glow Worm gas combi boiler.

BEDROOM ONE

12'2 to face of wardrobes x 8'10 (3.71m to face of wardrobes x 2.69m)
New fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

BEDROOM TWO

8'8 x 7'1 (2.64m x 2.16m)
New fitted carpet. Radiator, UPVC double glazed window,

POTENTIAL STUDY/HOME OFFICE

9'10 x 5'6 (3.00m x 1.68m)
New fitted carpet. Radiator.

REFITTED BATHROOM

8'11 x 5'11 (2.72m x 1.80m)
New tile effect grey vinyl flooring. Part tiled walls. White suite consisting of panelled bath, side mixer taps, shower and screen over, pedestal wash basin and wc. UPVC double glazed window. Stainless steel centrally heated towel rail radiator.

OUTSIDE

There is a large paved front garden and a paved courtyard area at the rear together with vehicle access to the...

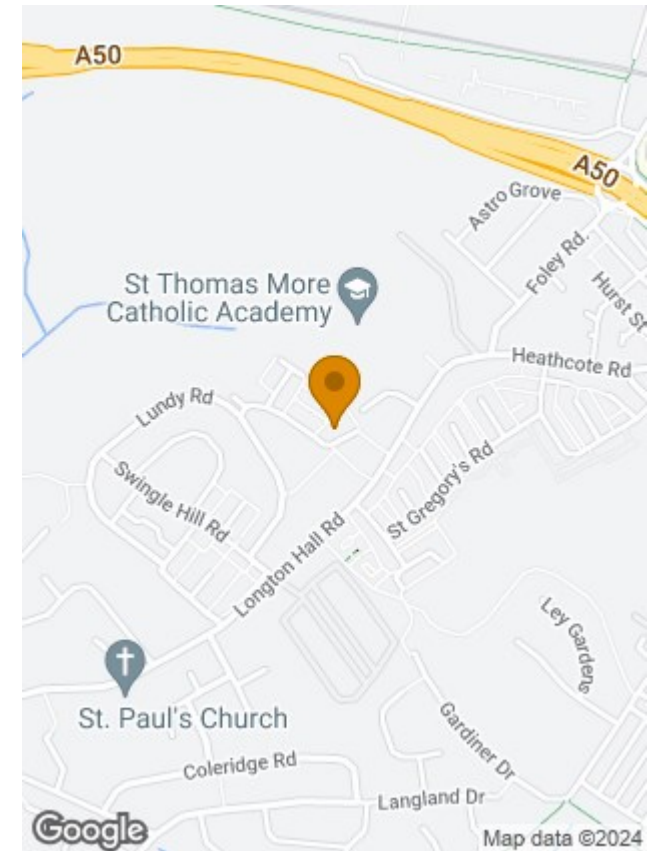
BRICK SINGLE GARAGE

Electric remote controlled shutter door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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