

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 School Lane, Blurton, Stoke-On-Trent, ST3 3DU

£300,000



- Four Bedrooms
- Fitted Kitchen and Separate Utility Room
- Integral Garage
- Many 'As New' Carpets
- Prestigious and Desirable Location
- Large Lounge And Dining Room
- Charming Well Stocked Gardens
- UPVC Double Glazing

## FOUR BEDROOMS AND A PRIME LOCATION!

School Lane in Blurton is without doubt a desirable address and place to live. This really is a rare opportunity to purchase an exceptionally spacious semi-detached house which is set within charming gardens and contains most practical impressive family sized accommodation with four bedrooms, a huge combined lounge and dining room, a well fitted kitchen and utility room as well as a ground floor wc.

We imagine that some buyers will consider the possibility of utilising the integral garage as further living accommodation, subject to any necessary consent being obtained.

There is gas central heating from a gas combi boiler only 3 years old, UPVC double glazing, many 'as new' fitted carpets and the potential to create additional parking and turning space at the front of the house.

For more information call or e-mail us





## GROUND FLOOR

### PORCH

UPVC double glazed external front door and window. Tiled floor. Door into the...

### ENTRANCE HALL

Fitted carpet. Double radiator. Open plan staircase leading to the first floor.

### LOUNGE AND DINING ROOM

23'7 x 12'10 max, 10'5 min (7.19m x 3.91m max, 3.18m min)

Fitted carpet. Two double radiators. UPVC double glazed window with fitted blinds to the front of the room and UPVC double glazed patio doors to the rear (new in 2023). Feature fireplace with living flame gas fire.

### FITTED KITCHEN

9'4 x 8'10 (2.84m x 2.69m)

Tiled floor and walls. Very good range of wall cupboards and base units with a pale timer effect finish together with integrated gas hob, cooker hood, eye level oven and grill, fridge and dishwasher. Breakfast bar/table. Gas central heating boiler. UPVC double glazed window with fitted roller blind. Door leading into the...

### UTILITY ROOM

8'4 x 6'7 min (2.54m x 2.01m min)

Tiled floors and tiled walls. Single drainer stainless steel sink unit. Wall cupboards and base units. Plumbing for washing machine. Double radiator. UPVC double glazed rear door. Doors leading into the garage and into the...

### WC

Flooring to match the utility room. White low level wc. Tiled walls. UPVC double glazed window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets.

## BEDROOM ONE

12'10 x 11'10 to face of wardrobes (3.91m x 3.61m to face of wardrobes)

Fitted carpet. UPVC double glazed window. Really excellent range of fitted furniture including wardrobe, dressing table and bedside tables.

## BEDROOM TWO

16'5 x 8'5 (5.00m x 2.57m)

Fitted carpet. Two radiators. Two UPVC double glazed windows.

## BEDROOM THREE

10'5 wall to wall x 9'4 (3.18m wall to wall x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes and dressing table.

## BEDROOM FOUR

8'11 x 6'2 (2.72m x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

Coloured suite with shower and screen over the bath. Tiled walls. Vinyl flooring. UPVC double glazed window with fitted roller blind. Large airing/storage cupboard.

## OUTSIDE

To the rear the garden features a paved patio, lawn and well stocked beds and borders as well as a further patio area and recently erected and very good timber garden shed.

This property faces South, has a long and charming garden to the front with established trees and shrubs but this garden has the potential to create additional parking/turning space if required. A wide tarmac shared driveway leads to a...

## INTEGRAL GARAGE

17'0 x 8'6 approx internal measurements (5.18m x 2.59m approx internal measurements)

Up and over door. Light and power.







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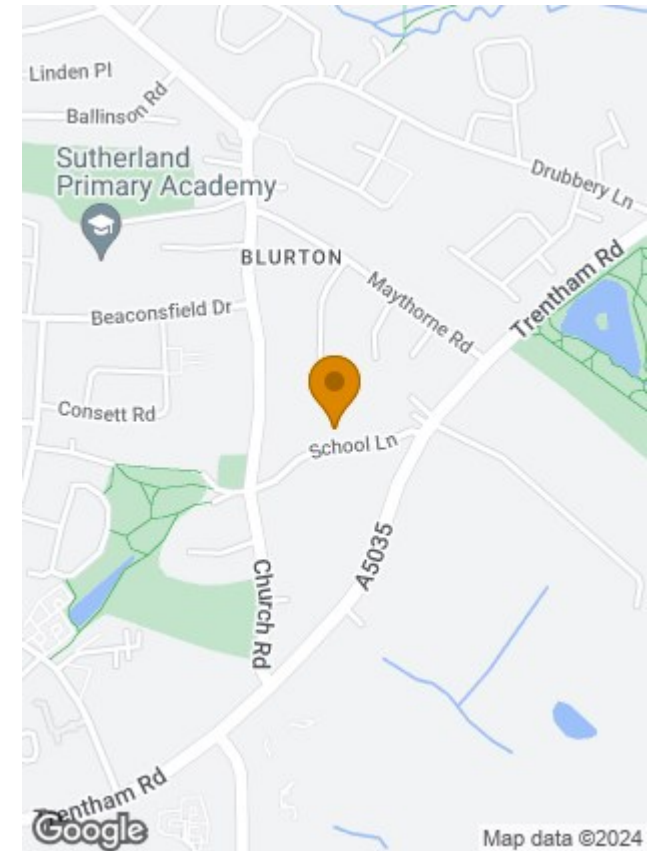


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



### 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 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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