

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



166 Blurton Road, , Stoke-On-Trent, ST3 2DG

£240,000



- Impressive Semi-Detached
- Recently Refurbished
- Ground Floor W/C
- Spacious Driveway
- Three Bedrooms
- Stunning Kitchen/ Diner
- Utility Room
- NEW Combi Boiler

An impressive three-bedroom semi-detached house located on Blurton Road, which has recently been refurbished to a high standard throughout. The property offers stylish, modern accommodation and is ideally suited to families, professionals, or buyers seeking a move in ready house to call their home. Finished with care and attention to detail, the refurbishment enhances both the layout and presentation, creating bright and comfortable living spaces ready for immediate occupation.

Highlights include a stunning kitchen-diner with patio doors into the rear garden, a quality fitted bathroom with complimentary fixtures & fittings and a spacious driveway providing off road parking for three vehicles.

The property is well equipped with a ground floor WC, a utility room and externally, a detached garage. Further selling points include a brand new combi boiler with warranty, whilst the property has also been the subject of a full electrical rewire.

Conveniently positioned for local amenities, schools, and transport links, this attractive home combines modern living with a well-connected location.

We would be delighted to make arrangements to show you around!



## ENTRANCE PORCH

UPVC double glazed front door. Tiled floor.

## ENTRANCE HALL

Internal timber front door. Minton tiled floor. Feature column radiator.

## W/C

UPVC double glazed window. Laminate floor. WC. Wash basin.

## LIVING ROOM

12'02 x 11'04 (3.71m x 3.45m)

UPVC double glazed window. Fitted carpet. Column radiator.

## KITCHEN/ DINER

18'07 max x 12'07 max 8'09 min (5.66m max x 3.84m max 2.67m min)

UPVC double glazed window and patio doors into garden. Laminate floor. Vertical radiator. Gas fire. Brand new fitted kitchen with base cupboards and wall units. Integrated electric oven and hob.

## UTILITY

6'09 x 6'04 (2.06m x 1.93m)

UPVC double glazed window. and rear door. Laminate floor. Radiator. Storage units. Plumbing for washing machine. Brand new Glow-worm combi boiler.

## FIRST FLOOR

## LANDING

UPVC double glazed window. Fitted carpet. Column radiator.

## BEDROOM ONE

12'07 x 11'04 (3.84m x 3.45m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

12'02 x 11'05 (3.71m x 3.48m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

6'09 x 6'04 (2.06m x 1.93m)

UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

8'04 x 6'09 (2.54m x 2.06m)

UPVC double glazed window. Vinyl floor. Feature towel radiator. Bathtub with overhead shower. Wash basin within vanity unit and feature mirror with lighting. Wash basin. Extractor.

## OUTSIDE

To the rear of the property there is a patio area with lawn and detached garage.


At the front of the property there is a full width tarmac driveway providing off road parking for up to three vehicles

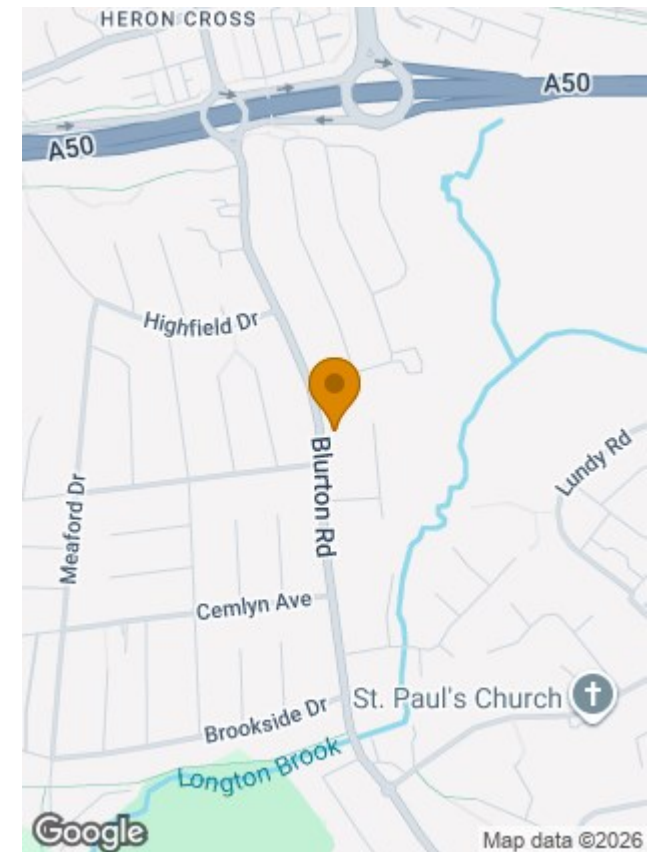
## DETACHED GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</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 - 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](mailto:enquiries@austerberry.co.uk)

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