



80 Langland Drive, Blurton, Stoke-On-Trent, ST3 2EU

Asking Price  
**£230,000**

- Three Bedrooms
- Lounge With Media Wall
  - Combi Boiler
  - Off Road Parking
- Fantastic Full Width Kitchen Diner
- Modern Bathroom With Bath AND Shower
- UPVC Double Glazing
- Detached Garage

A fully modernised semi-detached house in a brilliant location!

No expense has been spared at this stunning three bedroom property in Blurton. The present owners have upgraded the property throughout their ownership with both style and practicality in mind.

The ground floor features an entrance porch, hallway, a perfect living room with a feature media wall, and a fantastic full width kitchen-diner at the back complete with integrated appliances and patio doors into the delightful garden!

First floor accommodation includes three well proportioned bedrooms and a fully tiled family bathroom featuring a corner bath tub and separate shower.

Off road parking is provided by a full width driveway and the rear garden is complete with a porcelain tiled patio area, a manageable lawn, detached garage and even a useful timber shed.

Gas central heating is provided by the combi boiler which is sited in the loft and there are modern UPVC double glazed units throughout the property.

This really is an immaculate family home and we would be delighted to make arrangements to show you around!

For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed front door. Tiled floor.

### HALLWAY

Composite front door. Tiled floor. Radiator. Storage cupboard.

### LIVING ROOM

11'11 x 11'4 (3.63m x 3.45m)

Laminate flooring. UPVC double glazed window. Radiator. Media wall with feature fireplace.

### KITCHEN DINER

18'2 x 9'8 (5.54m x 2.95m)

Tiled floor. UPVC double glazed window and UPVC double glazed patio doors leading into the garden. Vertical radiator. Breakfast bar. Range of wall cupboards and base units with integrated gas hob, oven and fridge freezer. Part tiled walls.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window.

### BEDROOM ONE

12'4 max x 10'3 max (3.76m max x 3.12m max)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

9'7 x 9'7 (2.92m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

9'2 x 5'1 to face of wardrobes (2.79m x 1.55m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Access via a loft ladder to the loft which contains the combi boiler and is part boarded.

### BATHROOM

8'0 x 6'3 (2.44m x 1.91m)

Tiled floor. UPVC double glazed window. Vertical radiator. Tiled walls. Corner bath, separate shower compartment, wash basin in a vanity unit and wc.

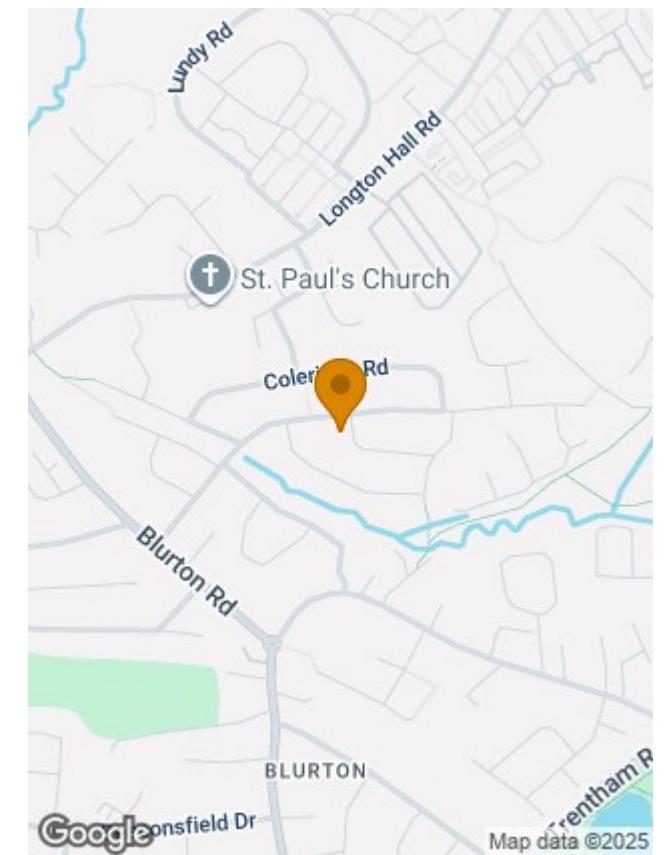
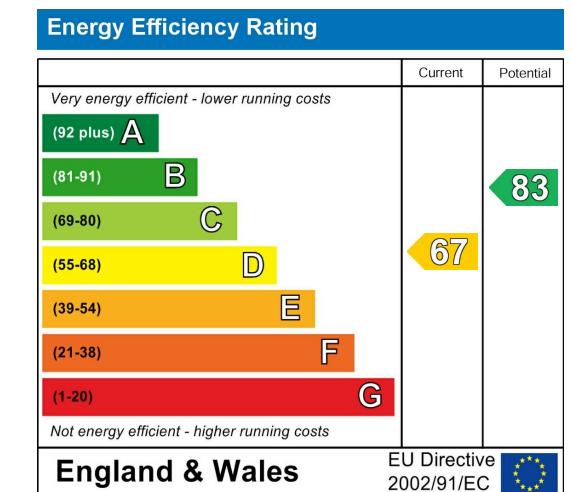
### OUTSIDE

There is a tarmac driveway to the front of the property with raised borders.

The rear garden has a porcelain tiled patio area, lawn, raised planters and a timber shed.

### DETACHED GARAGE





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



### 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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