

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



224 Finstock Avenue, Blurton, Stoke-On-Trent, ST3 3LB

£160,000

- A First Class Refurbished Property!
- Log Burning Stove
- Two Bedrooms
- New Central Heating, Electrics And Roof
- Fabulous Kitchen With Breakfast Bar
- Stunning Bathroom
- Off Road Parking
- Convenient Location

This is a first class property that has been comprehensively refurbished!

You can tell that this house has been meticulously renovated to include a fabulous kitchen with quartz worktops, integrated appliances and breakfast bar and the lounge is comfortable with a feature log burning stove!

Upstairs the property is tastefully appointed and the bathroom is stunning with a rain head shower fitting mounted in the ceiling. Outside there is parking on the driveway to the front, and a garden with a compact lawn to the rear.

The property is just walking distance from local schools, shops and bus routes and the central heating, electrics and the roof have also been replaced recently which is very reassuring for any prospective buyer!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. LVT wood effect flooring. UPVC double glazed window. Stairs leading to the first floor.

LOUNGE

14'7 x 11'3 (4.45m x 3.43m)
LVT flooring. Radiator. UPVC double glazed window. Feature fireplace with log burner and stone hearth.

KITCHEN DINER

17'9 x 10'2 (5.41m x 3.10m)
Modern range of navy wall cupboards and base units with quartz worktops and integrated appliances including an electric oven and hob, washing machine and fridge freezer. Two UPVC double glazed windows. Radiator. UPVC double glazed external door. LVT flooring. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

17'11 x 8'3 (5.46m x 2.51m)
Fitted carpet. Radiator. Two UPVC double glazed windows. Spotlights.

BEDROOM TWO

11'6 x 10'2 (3.51m x 3.10m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BATHROOM/WC

7'8 x 5'7 (2.34m x 1.70m)
Modern white suite with black sanitary ware consisting of a bath with shower over, wash basin and wc. Two UPVC double glazed windows. Vinyl flooring. Spotlights. Part tiled walls.


OUTSIDE

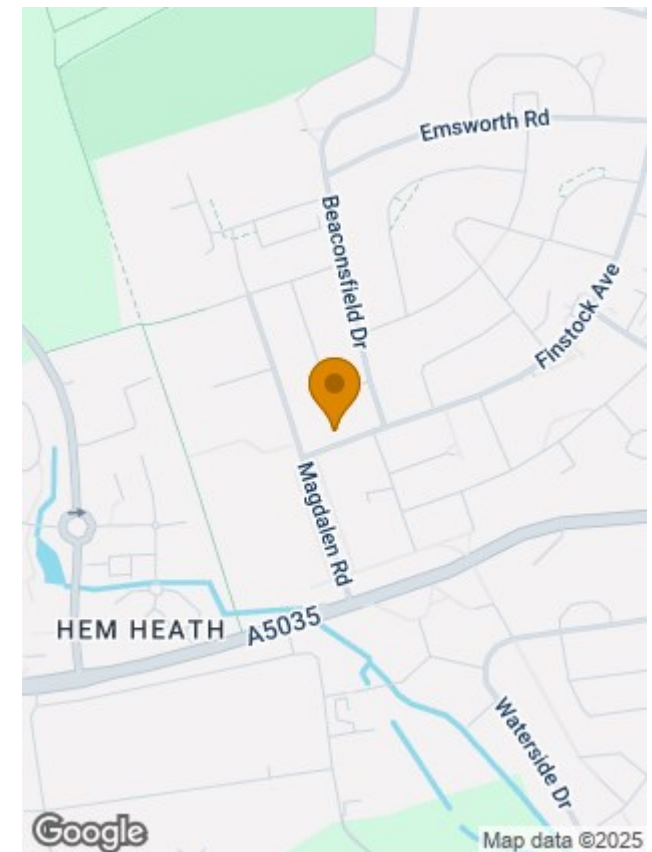
There is a stone driveway to the front of the property.

The rear garden has a lawn, shrubs and stone seating along with a garden shed, outside tap and power supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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