

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Poolhill Close, Blurton, Stoke-On-Trent, ST3 2QF

£200,000

- A Semi-Detached Bungalow
- Manageable Gardens
- Gas Combi Boiler
- Kitche With Space For Table And Chairs
- Corner Plot
- Brick And Tile Garage
- UPVC Double Glazing
- No Chain!

An exceptional bungalow in a desirable location!

A rare opportunity to purchase a good looking semi-detached bungalow on a prime corner plot on the very desirable Seddons Estate in Blurton.

This property occupies an extensive corner plot with manageable gardens as well as the benefit of a brick and tile garage, upvc double glazing and gas central heating from a combi boiler.

Particular features of the accommodation include a kitchen which is of above average size for a property of this type and offers space for a table and chairs, comfortable lounge, two sensibly proportioned bedrooms together with a rear door from bedroom two into the garden. There is also a fully tiled shower room.

This property is being sold with no onward chain and really is ready to move it!

For more information call or e-mail us.



## ENTRANCE HALL

Composite double glazed front door. UPVC double glazed window. Fitted carpet. Double radiator. Storage cupboard with shelving and Worcester gas combi boiler.

## KITCHEN

12'10 x 9'3 (3.91m x 2.82m)  
Range of wall cupboards, base units and worktops. Vinyl flooring. Double radiator. Two UPVC double glazed windows with fitted vertical blinds. Plumbing for washing machine. Space for table and chairs.

## LOUNGE

15'3 into bay x 10'11 (4.65m into bay x 3.33m)  
Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. Feature fireplace with living flame gas fire.

## BEDROOM ONE

10'10 x 9'7 to face of wardrobes (3.30m x 2.92m to face of wardrobes)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes.

## BEDROOM TWO

8'8 x 7'8 (2.64m x 2.34m)  
Fitted carpet. Radiator. UPVC double glazed rear door leading into the garden.

## SHOWER ROOM

7'5 x 5'6 (2.26m x 1.68m)  
Tiled floor and walls. White suite consisting of a low level wc, pedestal wash basin and walk in shower. Stainless steel towel rail radiator. Extractor.

## OUTSIDE

The bungalow occupies a prime corner plot with lawns and established borders to the front and side and an enclosed private rear garden with lawn and borders.

A tarmac driveway leads to the...

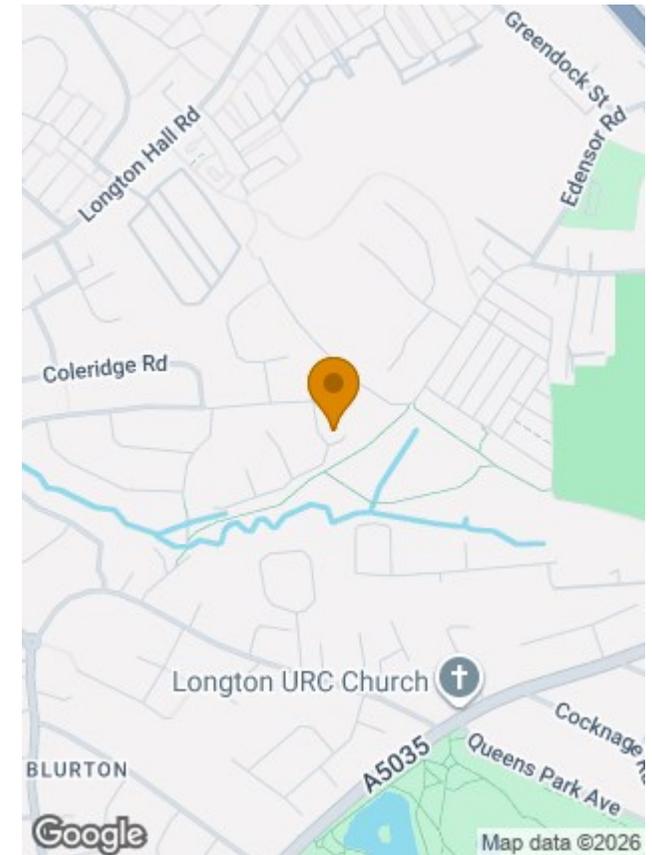
## SEMI-DETACHED SINGLE GARAGE

Up and over door. Light and power.





| 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>                            |   |           |
| (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 - 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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