

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
- Kitchen 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...

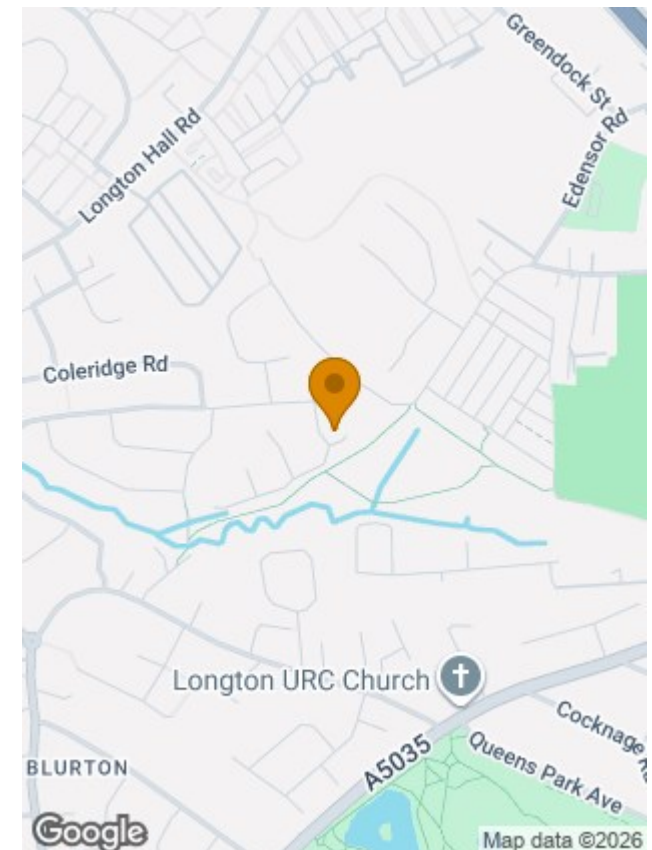
SEMI-DETACHED SINGLE GARAGE

Up and over door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

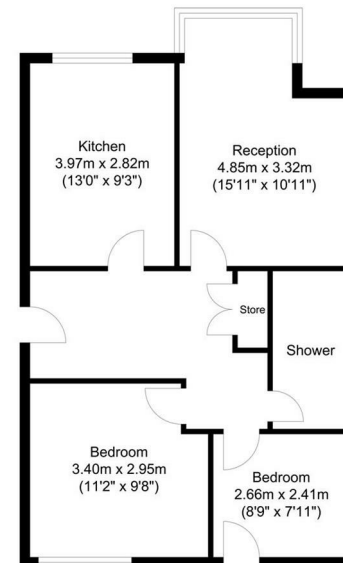
Tenure - Freehold

Council Tax Band - 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

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