

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



89 Langland Drive, Blurton, Stoke-On-Trent, ST3 2ET

Asking Price

£220,000

- Watch Our Online Video Tour!
 - Desirable Location
 - Well Fitted Modern Kitchen
 - Really Nice Bathroom
- Three Really Good Bedrooms
 - Double Glazed Conservatory
 - Big Garage & Carport
 - UPVC Double Glazing

DESIRABLE LOCATION + VERY GOOD ACCOMMODATION!

Not only is this house in a really desirable location on the ever popular Seddons Estate but it also offers much improved and well maintained family sized accommodation with some special features!

The kitchen has been refitted, the lounge is a light, bright and spacious room and to the rear of the property is a double glazed conservatory. Upstairs, all three bedrooms... particularly the third bedroom...are of a really good size and the bathroom has the most attractive roll top free standing bath.

To the front of the house is a wide block paved driveway which offers plenty of parking space whilst to the side there is a carport leading to a large garage. The rear garden is laid out for minimum maintenance and if you decided that you didn't want the big timber shed as a workshop, playroom or home office you would have a large paved patio barbecue area to the rear!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor.

LOUNGE

17'9" x 11'9" + recess (5.41 x 3.58 + recess)

Laminate flooring. Double and single radiators. UPVC double glazed window with fitted vertical blinds. Wall mounted contemporary style gas fire.

KITCHEN WITH DINING AREA

17'9" x 9'1" (5.41 x 2.77)

Beautifully tiled floor and part tiled walls. Double radiator. Range of modern grey wall cupboards and base units together with a breakfast bar. Plumbing for washing machine. Wall mounted gas central heating boiler. Double radiator. UPVC double glazed windows and UPVC double glazed door leading out into the...

CONSERVATORY

14'1" x 7'7" (4.29 x 2.31)

Laminate flooring. Radiator. Spotlights. UPVC double glazed windows. PVC panelled walls. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Modern balustrade.

BEDROOM ONE

12'0" x 9'7" (3.66 x 2.92)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted wardrobes with storage cupboards over. Built in wardrobe/storage cupboard.

BEDROOM TWO

10'10" x 9'7" (3.30 x 2.92)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard with lagged hot water cylinder. Built in wardrobe/storage cupboard.

BEDROOM THREE

8'8" x 7'10" (2.64 x 2.39)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

7'9" x 6'9" (2.36 x 2.06)

Tiled walls. Fitted carpet. White low level wc, pedestal wash basin, and roll top bath with shower fitting. UPVC double glazed window with fitted roller blind. Stainless steel centrally heated towel rail radiator.

OUTSIDE

There is a wide block paved drive at the front of the house and tall ornamental wrought iron gates lead into the...

CARPORT

and further section of block paved driveway which leads to the...

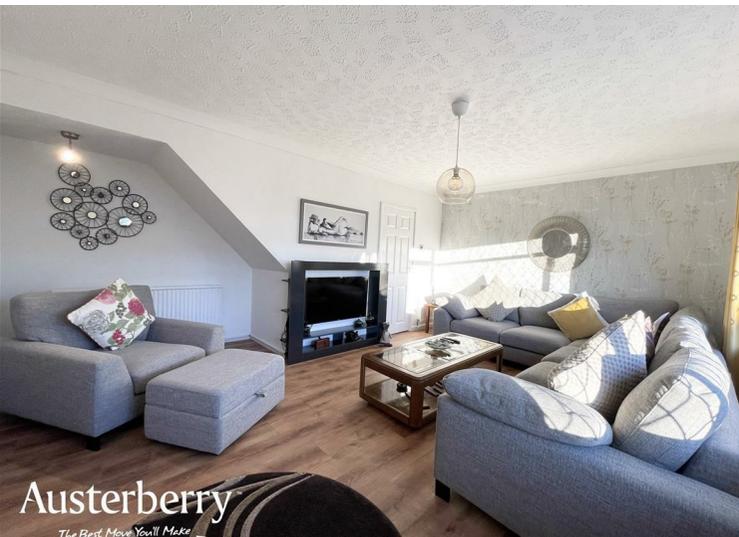
LARGE DETACHED GARAGE

6.71 (6.70) Approx length

Up and over door. Light and power.

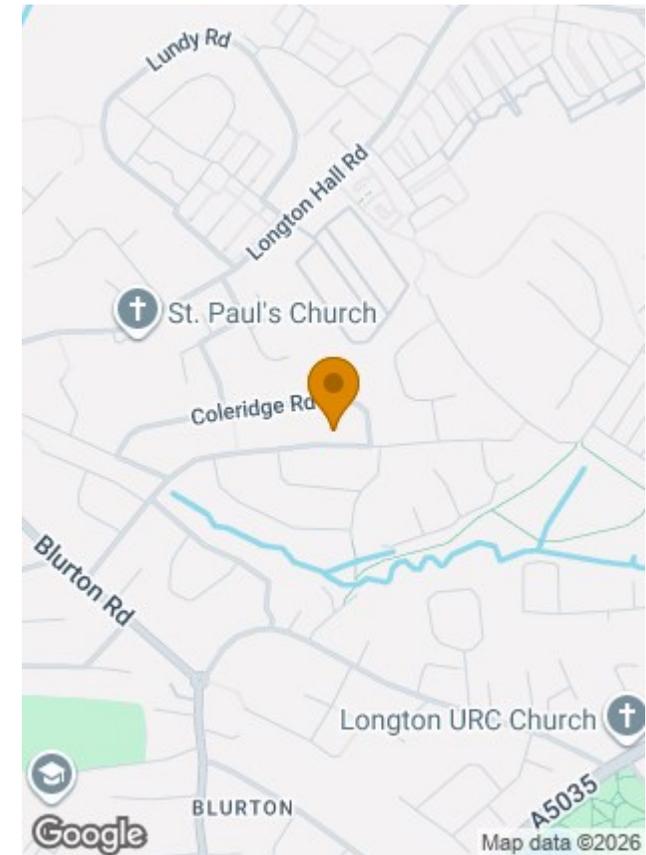
There is a very low maintenance and compact rear garden with an enclosed paved patio, ornamental gravelled area and a substantial...

WORKSHOP/ PLAY ROOM OR HOME OFFICE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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

Austerberry[™]
the best move you'll make