

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Little Cliffe Road, Blurton, Stoke-On-Trent, ST3 2DN

£185,000

- Three Bedrooms
- GF Cloaks/Wc
- UPVC Double Glazing
- Close To Schools and Access To The A50
- Fitted Kitchen
- Combi Boiler
- Off Road Parking
- No Chain!

Three bedrooms and no onward chain to slow down your purchase!

A spacious lounge, fitted kitchen, decent bedroom sizes, combi boiler and UPVC double glazing all help towards making this house an outstanding purchase for you and your family!

The property has a paved driveway, an additional gravelled parking area at the front and a really convenient location for access to local schools, Longton Town Centre and the A50 at Heron Cross.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Stairs to the first floor.

### LOUNGE

17'1 into bay x 12'7 (5.21m into bay x 3.84m)

Grey laminate flooring. Radiator. UPVC double glazed bay window with fitted vertical blinds. Modern multi-fuel stove within a feature fireplace featuring a tiled hearth and timber mantel. Under stairs storage cupboard with shelving and UPVC double glazed window.

### FITTED KITCHEN

12'5 x 9'3 (3.78m x 2.82m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a grey high gloss finish together with a Neff gas hob and under oven. Breakfast bar. Plumbing for washing machine and dishwasher. Space for tall fridge freezer. Radiator. Two UPVC double glazed windows with fitted blinds.

### REAR HALL

Tiled floor. UPVC double glazed rear door.

### WC

Low level wc. Logic gas combi boiler. UPVC double glazed window.

## FIRST FLOOR

## LANDING

UPVC double glazed window. Access to the loft.

### BEDROOM ONE

12'0 x 9'1 (3.66m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

12'9 x 9'0 (3.89m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

### BEDROOM THREE

9'1 x 6'8 (2.77m x 2.03m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

### SHOWER ROOM/WC

8'1 x 7'5 (2.46m x 2.26m)

Vinyl flooring. UPVC double glazed window with fitted blind. Radiator. White low level wc, wash basin within a fitted unit and a walk in shower.

## OUTSIDE

There is a paved driveway to the side of the house and an additional gravelled parking area at the front of the property.

There is an enclosed rear garden with a lawn, paved area and three sheds.





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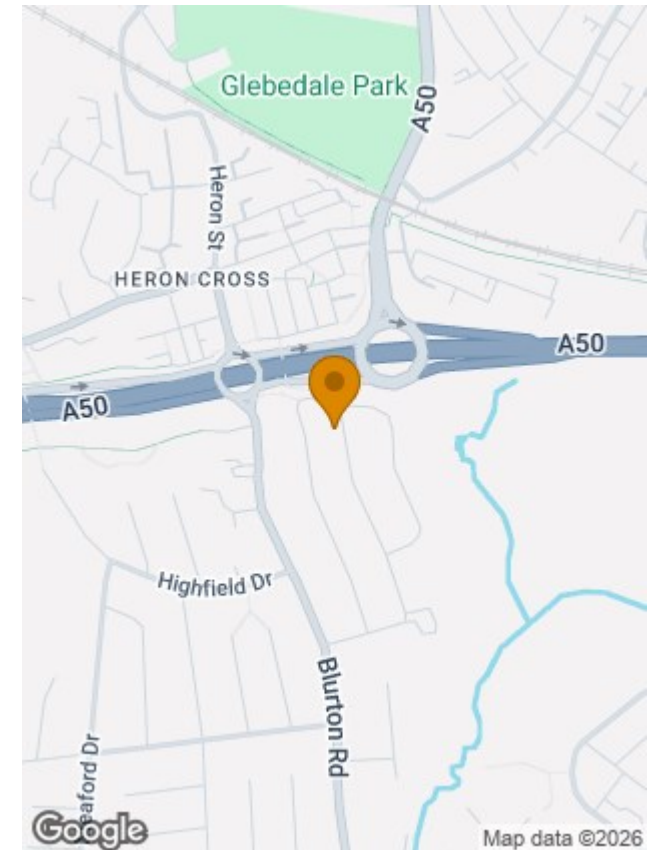


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Google

Map data ©2026

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### 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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