

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



31 Ingelow Close, Blurton, Stoke-On-Trent, ST3 2HH

£230,000

- A Detached Bungalow
- Generous Sized Plot
- Large Conservatory
- No Chain!
- Quiet Location
- Two Bedrooms
- Shower Room
- Detached Garage

A brilliant detached bungalow in a quiet cul-de-sac location!

Towards the top of Ingelow Close you will find this attractive detached bungalow occupying a generous sized plot.

The accommodation offers a fitted kitchen with integrated oven and hob and plumbing for a washing machine. The living room is a bright airy room which leads through to the dining room and two double bedrooms are located at the rear of the property, both with sliding doors into the large conservatory. There is also a shower room with fully tiled walls and a glass corner shower cubicle.

Outside the property is immaculately maintained to include a resin driveway and a beautiful landscaped rear garden. There's even a detached garage with an electrically operated door. Gas central heating is from a modern combi boiler and there is UPVC double glazing throughout.

Offered with no onward chain, contact us today for your viewing!



ENTRANCE PORCH

UPVC double glazed sliding doors. Tiled flooring.

ENTRANCE HALL

PVC external door. Laminate flooring. Radiator. Storage cupboard. Additional cupboard containing a modern combi boiler. Access to the loft.

KITCHEN

9'3 x 8'9 (2.82m x 2.67m)

Range of wall cupboards and base units with integrated electric hob and eye level oven. Space for fridge freezer. UPVC double glazed window. Tiled walls. Carpet flooring.

LOUNGE

14'11 x 11'0 (4.55m x 3.35m)

Grey fitted carpet. Two radiators. UPVC double glazed bay window. Featured tiled fireplace. Feature wallpaper decor. Wall lighting. Opens into the...

DINING AREA

8'7 x 7'10 (2.62m x 2.39m)

Grey fitted carpet. Radiator. UPVC double glazed window. Feature wallpaper decor.

BATHROOM

7'0 x 6'4 (2.13m x 1.93m)

White suite with a glass corner shower cubicle and electric shower, wash basin, and wc. UPVC double glazed window. Radiator. Tiled walls. Tile effect laminate flooring.

BEDROOM 1

10'10 x 9'11 (3.30m x 3.02m)

Laminate flooring. Radiator. UPVC double glazed sliding doors. Feature wallpaper decor.

BEDROOM 2

9'11 x 9'8 (3.02m x 2.95m)

Laminate flooring. Radiator. UPVC double glazed sliding doors.

LARGE CONSERVATORY

17'11 x 9'8 (5.46m x 2.95m)

UPVC double glazed windows and double external doors. PVC roof. Laminate flooring. Radiator.

OUTSIDE

There is a landscaped rear garden with lawn, paved path, green house and slate beds and mature scrubs.

The front garden is landscaped stone with an Indian stone feature circle and there is a resin driveway to the front and side of the property which leads to the...

LARGE DETACHED BRICK GARAGE

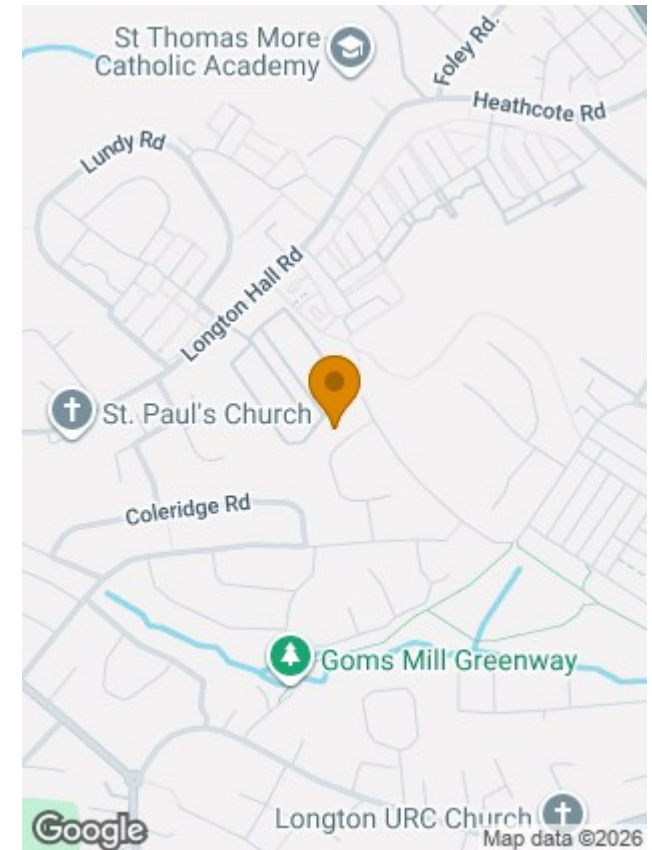
21'0 x 9'3 (6.40m x 2.82m)

Electric up and over door. Light and power. Two UPVC doubled glazed windows.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

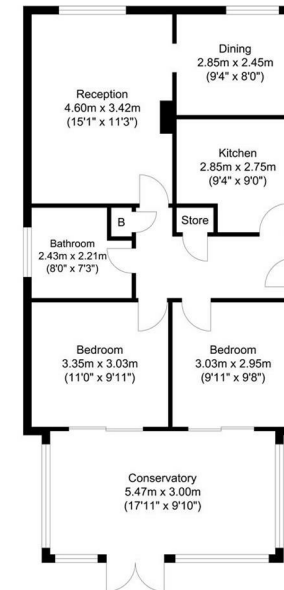
Tenure - Freehold

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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