

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



644 Trentham Road, Blurton, Stoke-On-Trent, ST3 3DH

£210,000

- A Unique Property
- Three Generously Proportioned Bedrooms
- Two Reception Rooms
- Extensive Off-Road Parking + Large Gardens
- An Opportunity Not To Be Missed
- Large Bathroom
- Conservatory
- Detached Brick And Tile Garage

AN OPPORTUNITY NOT TO BE MISSED!

A truly unique and very desirable property which retains original features and offers scope for further improvement and development if required.

This semi-detached house is set well back from Trentham Road and is approached by a driveway with a wide turning area. There is also a substantial detached brick and tile garage and within the property you will find a truly delightful lounge with a magnificent fireplace and open fire, a separate dining room, large conservatory, downstairs cloakroom and a kitchen.

The first floor accommodation features three really generously proportioned bedrooms as well as a large bathroom and the house does have gas central heating as well as some double glazing.

The property is close to Trentham as well as the first class road links by the A50, A500 and M6 and there is no onward chain to slow down your purchase.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Double radiator. Stairs to the first floor.

CLOAKROOM

4'11 x 3'4 (1.50m x 1.02m)

Fitted carpet. UPVC double glazed window. White low level wc.

LOUNGE

19'0 into bay x 12'4 (5.79m into bay x 3.76m)

Fitted carpet. Two radiators. Timber single glazed bay window with fitted blinds. Elegant fireplace with tiled inserts and open fire. Dado rail. Single glazed timber doors leading into the...

CONSERVATORY

15'7 x 10'5 (4.75m x 3.18m)

Laminate flooring. Double radiator.

DINING ROOM

10'8 x 8'10 (3.25m x 2.69m)

Doors from the hallway and kitchen. Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

10'8 x 7'10 (3.25m x 2.39m)

Tiled floor. Radiator. Range of grey painted wall cupboards and base units together with electric hob, cooker hood and eye level double oven. Concealed Vailant gas central heating boiler. Walk in pantry.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Radiator.

BEDROOM ONE

12'5 x 10'7 into bay (3.78m x 3.23m into bay)

Fitted carpet. Radiator. Single glazed bay window.

BEDROOM TWO

12'8 x 10'8 (3.86m x 3.25m)

Fitted carpet. Radiator. Timber glazed single window with secondary double glazing and original stain glass panes. Extra large walk in wardrobe.

BEDROOM THREE

9'4 x 7'8 (2.84m x 2.34m)

Radiator. UPVC double glazed window.

BATHROOM/WC

8'11 x 8'1 (2.72m x 2.46m)

Laminate flooring. White pedestal wash basin, shaped bath with shower and curved screen over, low level wc. UPVC double glazed window. Radiator. Large airing cupboard with hot water cylinder.

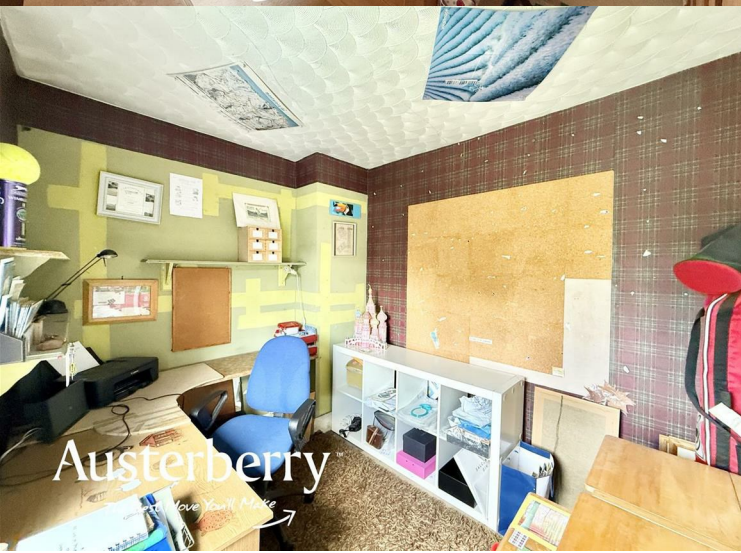
OUTSIDE

There is a large and interesting rear garden well stocked with many specimen shrubs.

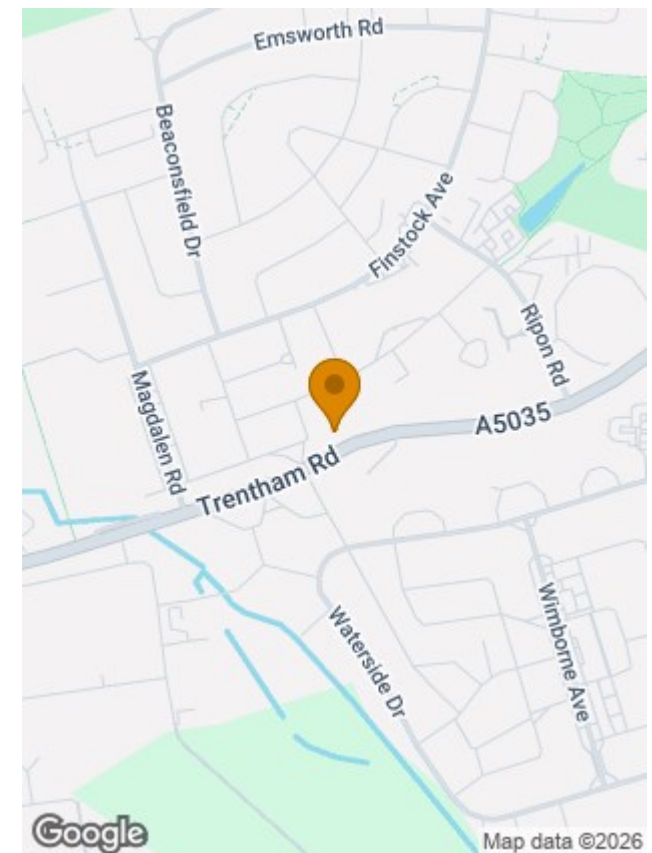
This is a unique house which is set well back from the road behind established trees and shrubs and with a long gravelled driveway and turning area leading to the...

SUBSTANTIAL BRICK AND TILE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

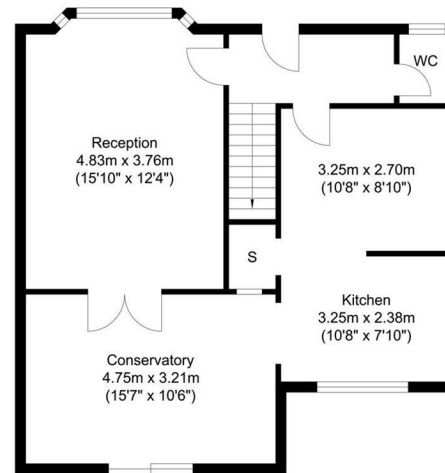
Tenure - Freehold

Council Tax Band - C

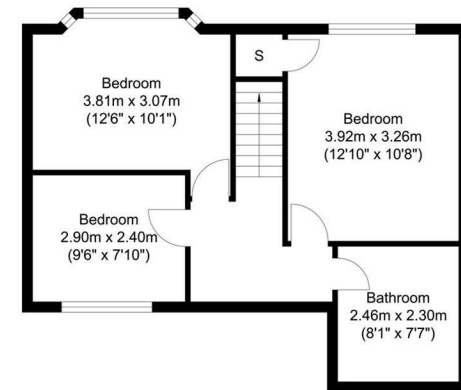


PLEASE NOTE

- * 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.



Ground Floor



First Floor

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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