

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



67 Allendale Walk, Blurton, Stoke-On-Trent, ST3 3HL

£160,000

- Three Bedrooms
- GF Cloaks/Wc
- Off Road Parking
- Convenient Location
- Fitted Kitchen
- White Bathroom Suite
- Low Maintenance Rear Garden
- No Chain!

Offered for sale with the added benefit of no onward chain, this three-bedroom semi-detached home on Allendale Walk, Blurton, presents an excellent opportunity for families and first-time buyers!

The ground floor offers a practical and welcoming layout, featuring a cosy lounge and a well-planned kitchen with patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A convenient ground floor WC further enhances the practicality of the accommodation.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom, providing comfortable accommodation for a growing family or those requiring additional space.

Externally, the property benefits from a rear garden offering outdoor space for relaxing or entertaining. Situated in a popular residential area, the property is conveniently positioned for local amenities, schools and transport links.

With its practical accommodation and the significant advantage of no onward chain, early viewing is highly recommended!

For more information call or e-mail.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator.

CLOAKS/WC

Vinyl flooring. Radiator. Wash basin and wc. Part tiled walls.

LIVING ROOM

11'3 x 10'7 (3.43m x 3.23m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN

17'8 x 8'10 (5.38m x 2.69m)

UPVC double glazed window. UPVC double glazed doors into the garden. Laminate flooring. Radiator. Range of wall cupboards and base units with integrated microwave.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE

11'3 x 10'2 max, 8'10 min (3.43m x 3.10m max, 2.69m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'4 x 8'5 (3.45m x 2.57m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'11 max x 7'10 max (2.72m max x 2.39m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'0 x 5'5 (1.83m x 1.65m)

Vinyl flooring. Radiator. Tiled walls. Extractor. Bath with shower over, wash basin and wc. UPVC double glazed window.

OUTSIDE

There is a garden to the front of the property and a driveway which provides off road parking.

To the rear there is an enclosed garden featuring a patio area and a large decked area.





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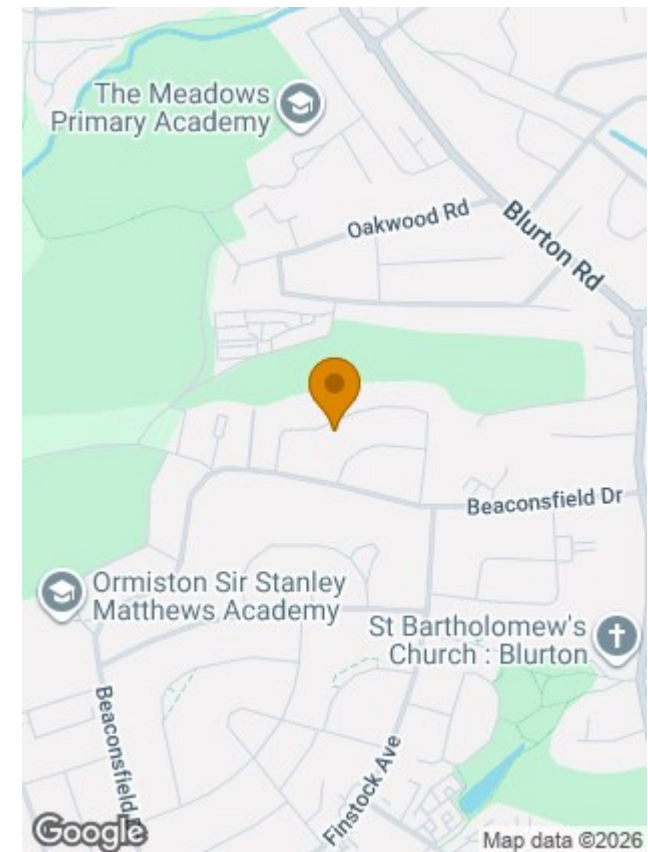


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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