



37 Keble Way, Blurton, Stoke-On-Trent, ST3 2EY

£165,000

- Two Bedroom Bungalow
- UPVC Double Glazing
- Quiet Location
- Garage
- No Onward Chain
- Gas Central Heating
- Off Road Parking
- Low Maintenance Gardens

A two bedroom bungalow in a delightful Blurton location!

This property presents the perfect opportunity for those who are looking to downsize into a practical bungalow positioned in a quiet street but still within easy access to local amenities.

Already benefitting from UPVC double glazed windows and gas central heating, the property has been loved and maintained for many years by the present owners but is now offered for sale with no onward chain!

Both the kitchen and bathroom are in a clean and useable condition but may benefit from some selective updating, whilst the decor and presentation is neutral throughout and can be updated at your leisure.

Further features of the bungalow include a block paved driveway providing off road parking, a detached brick garage with an electric door and low maintenance gardens at the rear.

We would be delighted to make arrangements to show you around! For more information contact us.



KITCHEN

14'03 max x 8'04 max (4.34m max x 2.54m max)

UPVC Double glazed door. Vinyl flooring. Two radiators. Two UPVC double glazed windows. Range of wall cupboards and base units. Part tiled walls.

LIVING ROOM

15'09 x 11'01 (4.80m x 3.38m)

UPVC double glazed window. Fitted carpet. Radiator. Electric fire.

REAR HALL

Fitted carpet. Access to the loft. Airing cupboard containing the hot water cylinder.

BEDROOM ONE

12'11 x 9'07 (3.94m x 2.92m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

9'11 x 9'09 (3.02m x 2.97m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe and storage units.

BATHROOM

6'02 x 5'06 (1.88m x 1.68m)

UPVC double glazed window. Vinyl flooring. Radiator. Tiled walls.

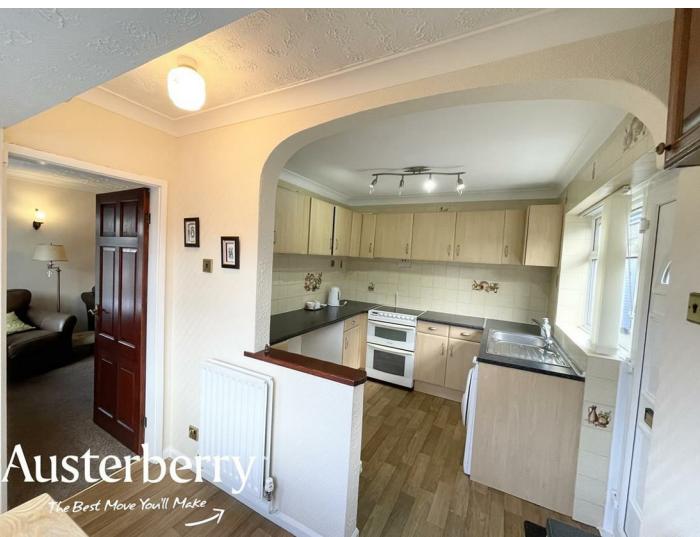
OUTSIDE

At the front of the property there is a block paved driveway and a small lawn.

To the rear there is a low maintenance tiered garden and a...

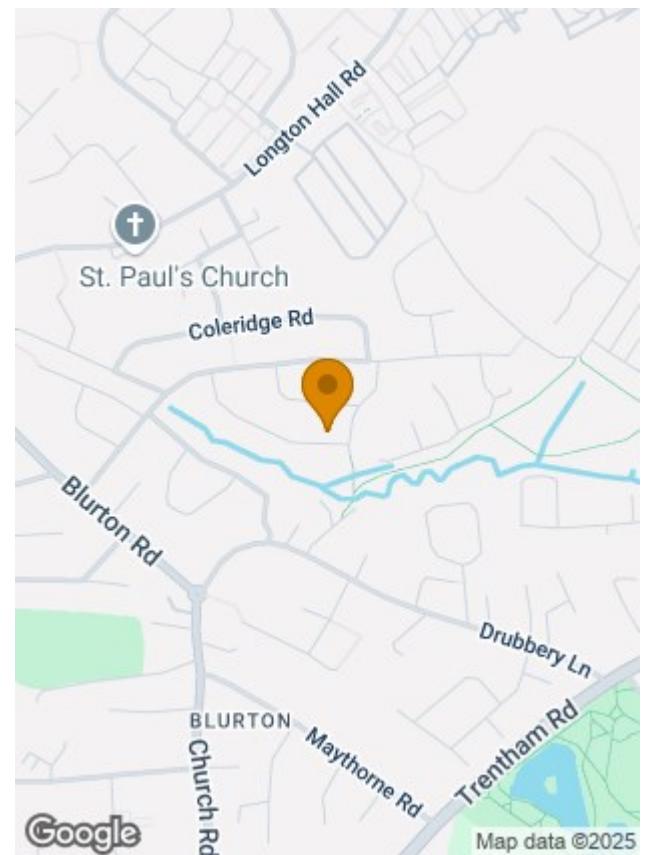
DETACHED BRICK GARAGE

Electric door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(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 - 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.



TOTAL AREA: APPROX. 598.0 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

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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