

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Waterside Drive, Blurton, Stoke-On-Trent, ST3 3NX

£145,000

- Three Double Bedrooms!
- New White Bathroom Suite
- New Floor Coverings
- Good Sized Rear Garden
- New Fitted Kitchen
- Fresh Decoration
- Combi Boiler
- No Chain!

This three bedroom property is much larger than you might think!

Come inside and you will find **THREE DOUBLE BEDROOMS** and spacious family accommodation. The house benefits from fresh decoration, new carpets throughout along with a new fitted kitchen and white bathroom suite! The garden is a generous size and fully enclosed. You will also be pleased to note that gas central heating is from a modern combi boiler and there is double glazing throughout.

Located on Waterside Drive, this provides easy connections to excellent local schools as well as bus routes and neighbourhood shops.

Available with no onward chain, so be quick!

Contact Austerberry today.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Radiator. New fitted carpets.

### LOUNGE

16'1 x 9'2 (4.90m x 2.79m)

New fitted carpets. Radiator. UPVC double glazed window. Feature fireplace.

### KITCHEN

11'6 x 11'4 (3.51m x 3.45m)

Range of new white gloss wall cupboards and base units with an integrated electric oven and hob. Plumbing for washing machine. Two UPVC double glazed windows. Grey tiled flooring. Radiator.

### DINING ROOM

8'3 x 7'9 (2.51m x 2.36m)

New fitted carpet. Double glazed sliding patio door. Radiator.

### BEDROOM ONE

13'8 x 8'4 (4.17m x 2.54m)

New fitted carpet. Radiator. UPVC double glazed window. Spotlights.

### BEDROOM TWO

13'9 x 10'5 (4.19m x 3.18m)

New fitted carpet. Radiator. Two UPVC double glazed windows.

### BEDROOM THREE

10'8 x 9'11 (3.25m x 3.02m)

New fitted carpets Radiator. Two UPVC double glazed windows. Large integral wardrobes.

### BATHROOM/WC

9'10 x 5'6 (3.00m x 1.68m)

White suite with shower fitting to the bath, wash basin and wc. Radiator. UPVC double glazed window. New tile effect vinyl flooring.

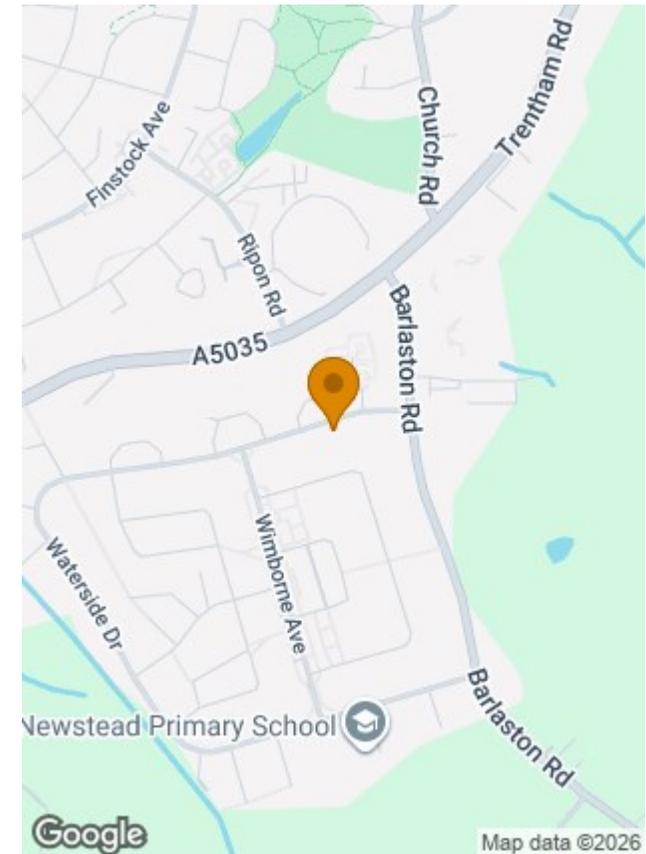
### OUTSIDE

There is a small front garden and a large enclosed rear garden with lawn, storage sheds and paved area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



## 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](mailto:enquiries@austerberry.co.uk)

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