

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



232 Blurton Road, Blurton, Stoke-On-Trent, ST3 2AQ

£225,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Ground Floor Cloakroom/Wc
- Potential For Extension If Required
- A Traditional Detached House
- Two Impressive Reception Rooms
- Fully Fitted Kitchen With Integrated Appliances
- Close To Schools, Shops And A50 Access!

## A DETACHED HOUSE WITH SCOPE TO EXTEND!

This is a very fine detached house and it features two reception rooms, an extremely well fitted kitchen and the benefit of a ground floor cloakroom/wc. On the first floor the bathroom features a bath as well as a separate walk in shower and there are also two double bedrooms and one single.

The owner of this property tells us around 15 years ago planning permission was granted to build a two storey extension onto this property to create a five bedroom house... and though that planning permission has now lapsed some buyers may wish to look at extension possibilities again in the future.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor.

### CLOAKROOM/WC

Laminate flooring. White low level wc and wash basin combination. Single glazed timber window.

### DINING ROOM

12'11" into bay x 10'10" (3.94 into bay x 3.30)

Laminate flooring. Radiator. UPVC double glazed bay window. Impressive featured carved fireplace surround.

### LOUNGE

19'0"0" into bay x 10'9"

Laminate flooring. Double radiator. UPVC double glazed bay window with fitted vertical blinds overlooking the garden. White fireplace surround with contrasting black tiled heath and inserts and living flame gas fire. Picture rail.

### FULLY FITTED KITCHEN

17'4" x 5'9" (5.28 x 1.75)

Range of wall cupboards and base units with a high gloss finish as well as integrated appliances to include gas hob, stainless steel cooker hood, under oven, fridge, freezer and dishwasher. Plumbing for washing machine. Low level LED lighting. Modern vertical radiator. Tile effect laminate flooring. Concealed Worcester gas fired combi boiler for central heating and hot water. UPVC double glazed windows to the side and rear of the room with fitted venetian blinds. UPVC double glazed external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Original single glazed window with stained glass panes. Access to the loft.

## BEDROOM ONE

13'6" into bay x 10'9" (4.11 into bay x 3.28)

Fitted carpet. Radiator. UPVC double glazed bay window with white colonial style venetian blinds.

## BEDROOM TWO

12'10" x 10'8" (3.91 x 3.25)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

10'10" x 5'9" (3.30 x 1.75)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

7'9" x 5'9" (2.36 x 1.75)

White suite consisting of low level wc and wash basin within a fitted unit, panelled bath with side mixer taps and separate walk in shower. Tile effect laminate flooring with inset LED lighting. Tiled walls. Spotlights. UPVC double glazed window.

## OUTSIDE

There is a long front garden with lawn and shrubs which lends itself to the creation of additional parking and turning space.

To the rear there are two areas of decking and really quite a large garden with lawns, trees, shrubs, summer house and garden shed.

A long gravelled driveway leads to the...

## ATTACHED SINGLE GARAGE





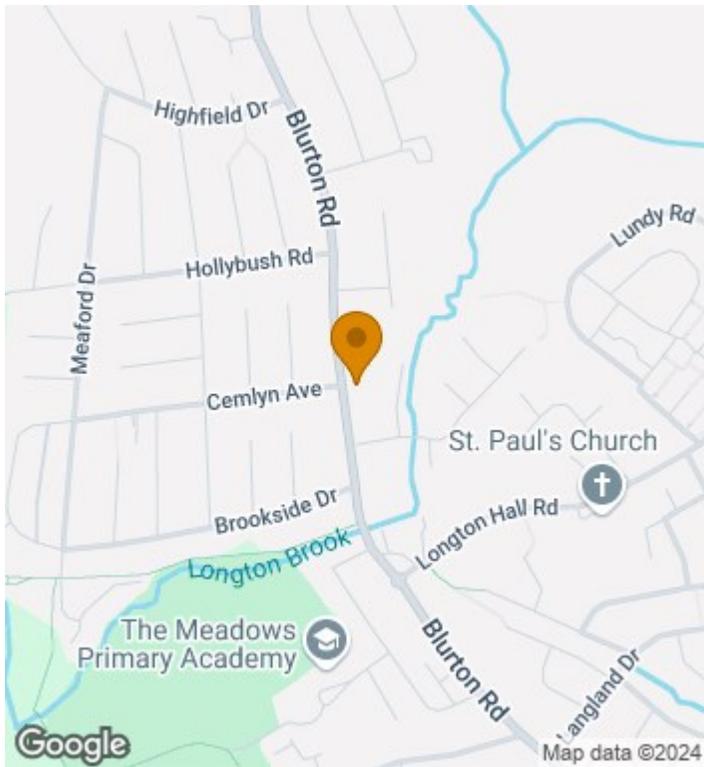
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MATERIAL INFORMATION Tenure - Freehold Council Tax Band - C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	



#### 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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