

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Emsworth Road, Blurton, Stoke-On-Trent, ST3 3EW

£195,000

- An Extended Property!
- Recently Fully Refurbished
 - Utility Room
- Bathroom With White Suite
- Three Bedrooms
- Fully Fitted Kitchen
- Conservatory
- Garage

A FIRST CLASS REFURBISHED AND EXTENDED PROPERTY!

Recently refurbished from top to bottom this property has UPVC double glazing and white decoration.

The dining room is extended with a UPVC conservatory at the rear and there's a fully fitted open plan kitchen with an integrated oven, hob and extractor. Practicality is not compromised either with a proper utility room, downstairs wc and a large garage with up and over door!

Upstairs there are three generous bedrooms and a tiled family bathroom with shower over the bath and the driveway at the front offers space to park numerous cars too!

Exceptional local schools are nearby as well as neighbourhood shops and bus routes.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

Composite front door. UPVC double glazed windows. Fitted floor mat.

ENTRANCE HALL

Composite door. Radiator. New fitted carpet. Storage cupboard.

LIVING ROOM

13'0" x 12'0" (3.96 x 3.66)

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

LARGE OPEN PLAN KITCHEN/DINING ROOM

5.74 x 3.48 max 2.69 min

Oak style laminate flooring. Radiator. UPVC double glazed patio doors. Spotlights. UPVC double glazed window. Fitted shaker style range of wall cupboards and base units with integrated hob, electric oven and extractor hood. Tiled splashback.

CONSERVATORY

12'7" x 8'5" (3.84 x 2.57 (3.83 x 2.56))

UPVC double glazed windows and patio doors. Vinyl flooring.

UTILITY ROOM

6'10" x 6'5" (2.08 x 1.96)

Base unit and worktop. Oak style flooring. Plumbing for washing machine. Radiator.

WC

6'6" x 2'11" (1.98 x 0.89)

Oak style flooring. White wc and wash basin. Radiator.

FIRST FLOOR

LANDING

New fitted stair and landing carpets. Radiator. UPVC double glazed window.

BEDROOM ONE

13'0" x 10'11" (3.96 x 3.33)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'10" x 10'1" (3.30 x 3.07)

New fitted carpet. Radiator. UPVC double glazed window. Boiler cupboard with combi boiler.

BEDROOM THREE

9'8" x 7'2" (2.95 x 2.18)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'10" x 6'4" (2.39 x 1.93)

White suite consisting of a P shaped bath with shower and screen over, wash basin and wc. Part tiled walls. Chrome heated towel rail radiator. Vinyl flooring. Extractor.

OUTSIDE

Enclosed rear garden.

Large stone drive big enough for at least three cars which leads to the...

GARAGE

19'6" x 9'9" (5.94 x 2.97)

Up and over door. Light and power. Composite rear door.





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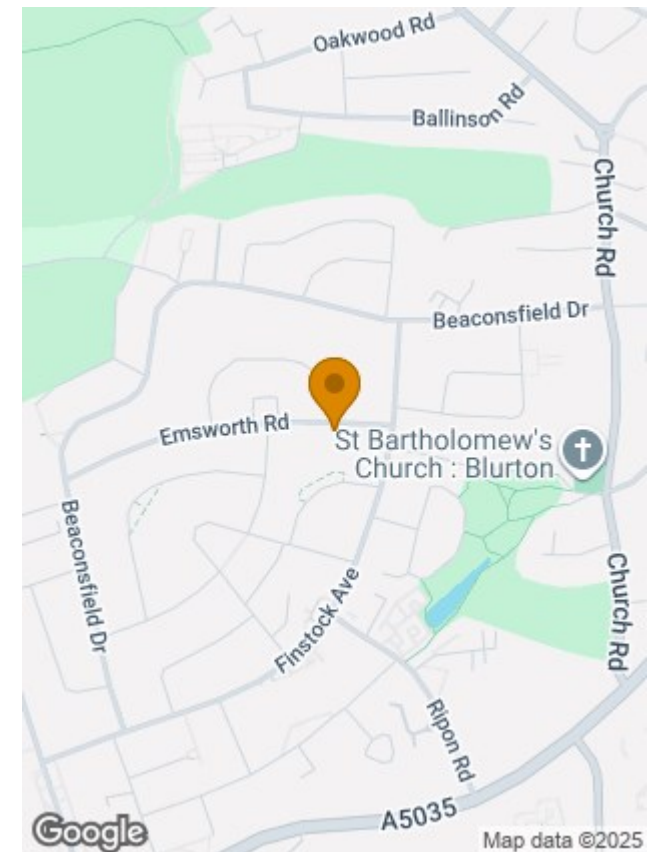


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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