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Estate Agents

Letting and Management Specialists



183 Blurton Road, Blurton, Stoke-On-Trent, ST3 2DQ

£210,000

- Three Bedrooms
- Fitted Kitchen
- FF Bathroom With Bath AND Shower
- Block Paved Driveway
- Open Plan Lounge & Dining Room
- GF Cloaks/Wc
- UPVC Double Glazing And Combi Boiler
- Garage

Occupying a prominent position on Blurton Road, this attractive three-bedroom semi-detached home offers generous living space, a private garden, and the added benefit of an attached garage.

The ground floor features a spacious open-plan lounge and dining room with a beautiful bay window to the front and UPVC patio doors opening onto the rear garden, creating a bright and welcoming living space. The fitted kitchen is equipped with a range of charming cottage-style units and provides direct access to the garden. A useful downstairs WC and attached garage add further practicality.

Upstairs, the property boasts three well-proportioned bedrooms together with a modern family bathroom, complete with both a separate walk-in shower and a full-size bath.

Outside, the property enjoys a pleasant rear garden with a lawn and patio seating area, while the front benefits from a block-paved driveway providing off-road parking.

Further features include gas central heating via a combi boiler and UPVC double glazing throughout.

Available to view now. Contact Austerberry today to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

Upvc double glazed front door and side window. Fitted carpet. Radiator. Under stairs storage cupboard. Stairs to the first floor.

CLOAKS/WC

Tiled floor and part tiled walls. Window. Wash basin and wc.

COMBINED LIVING AND DINING ROOM

25'8 x 10'8 (7.82m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature fireplace with electric fire. UPVC double glazed patio doors.

KITCHEN

14'10 x 9'11 (4.52m x 3.02m)

Range of fitted cottage style wall cupboards and base units with integrated fridge freezer. Plumbing for washing machine and dishwasher. Free standing gas cooker. Radiator. Tiled flooring. Tiled splashback. UPVC double glazed window and external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

13'2 x 8'9 (4.01m x 2.67m)

Fitted carpet. Radiator. UPVC double glazed bay window. Large fitted wardrobes.

BEDROOM TWO

11'11 x 10'7 (3.63m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed bay window.

BEDROOM THREE

6'9 x 6'6 (2.06m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed bay window. Cupboard containing the combi boiler. Access to the loft.

BATHROOM

8'9 x 6'5 (2.67m x 1.96m)

White suite comprising a bath, wc, wash basin and a separate walk in shower. UPVC double glazed window. Chrome heated towel rail radiator. Tiled flooring. Part tiled walls. Extractor.

OUTSIDE

There is a block paved driveway to the front of the property with a landscaped garden with blue slate and paved feature circle.

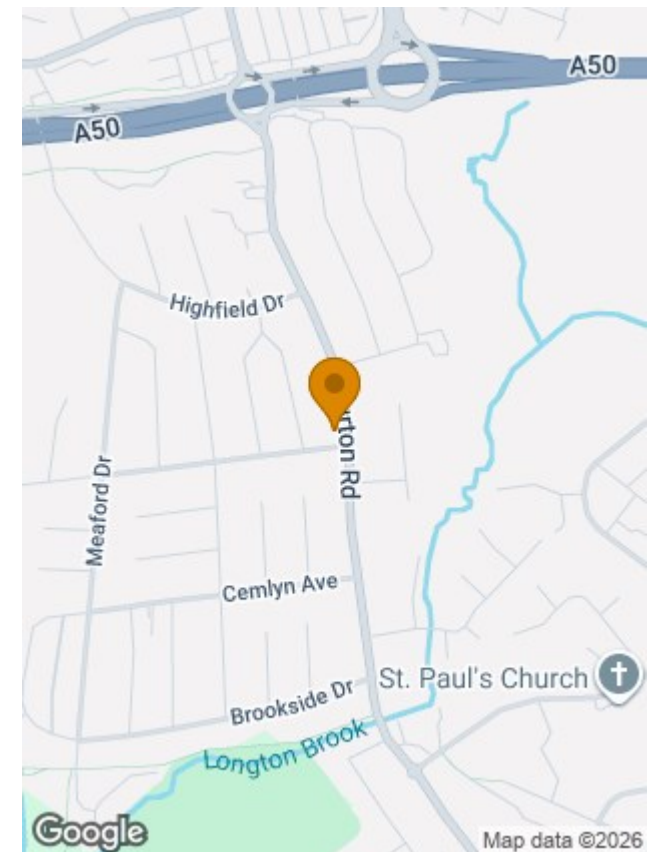
To the rear there is a paved patio area, lawn, mature shrubs, outside tap and a paved path leading to the greenhouse.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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.

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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