

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



50 Waterside Drive, Blurton, Stoke-On-Trent, ST3 3DW

£160,000

- Three Bedrooms
- GF Cloaks/Wc
- UPVC Double Glazing
- Block Paved Drive
- Kitchen With Dining Area
- FF Shower Room
- Combi Boiler
- No Chain!

Offered to the market with the added benefit of no onward chain, this attractive three-bedroom semi-detached home on Waterside Drive presents an excellent opportunity for families and first-time buyers!

Boasting excellent kerb appeal, the property enjoys an impressive frontage that immediately sets the tone for what is on offer. Internally, the home provides well-balanced accommodation, including three well-proportioned bedrooms, making it perfectly suited to modern family living.

Further benefits include gas central heating via a combination boiler, a ground floor WC and a well sized kitchen with space to dine. With comfortable living accommodation and plenty of potential to make it your own, this property offers the ideal blend of space, convenience and opportunity.

Situated in a popular residential location and available with no onward chain, this fantastic home is ready for its next chapter.

Early viewing is highly recommended to fully appreciate everything it has to offer!



## GROUND FLOOR

### ENTRANCE HALL

Vinyl floor. Radiator. UPVC double glazed front door.

### LIVING ROOM

16'3 max x 10'4 (4.95m max x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window. Gas fire with surround.

### KITCHEN

11'7 x 11'5 (3.53m x 3.48m)

Tiled floor. Radiator. Two UPVC double glazed windows. Range of wall cupboards and base units with worktop space.

### UTILITY

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

Tiled floor. Radiator. UPVC double glazed rear door.

### CLOAKS/WC

Tiled floor and walls. Radiator. Wc. Timber window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet.

## BEDROOM ONE

13'11 x 8'4 (4.24m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted storage.

## BEDROOM TWO

10'11 x 10'4 (3.33m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe/drawers.

## BEDROOM THREE

10'9 max x 8'5 max (3.28m max x 2.57m max)

Fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

7'8 x 5'4 (2.34m x 1.63m)

Vinyl flooring. Radiator. UPVC double glazed window. Tiled walls. Wash basin, wc and shower enclosure.

## OUTSIDE

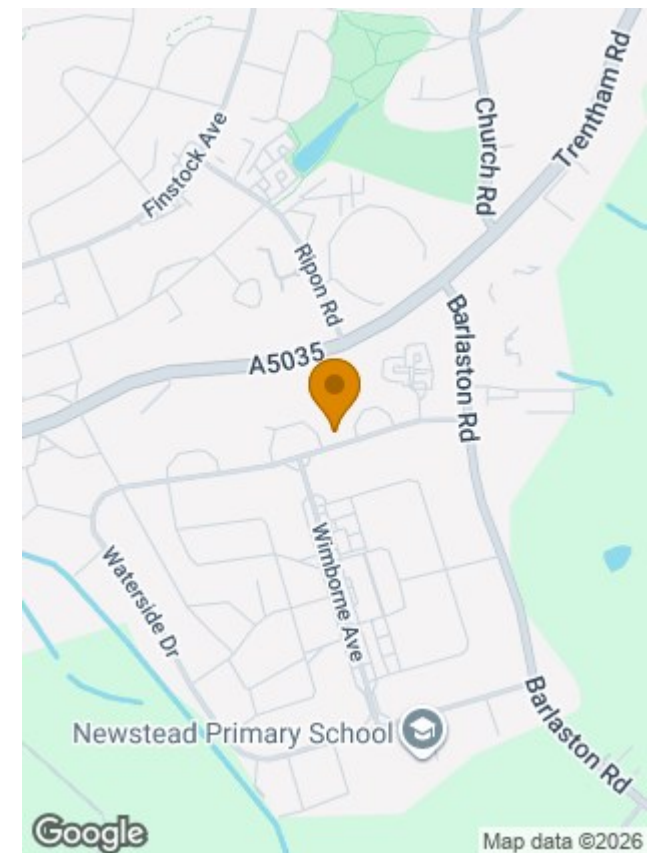
There is a lawn with borders to the front of the property along with a block paved driveway.

To the rear there is a block paved patio, lawn and timber shed.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 70                                                                                                          | 76        |
| (55-68) <b>D</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

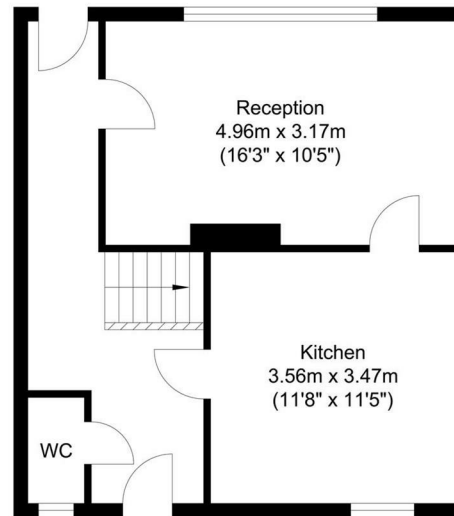
Tenure - Freehold

Council Tax Band - A

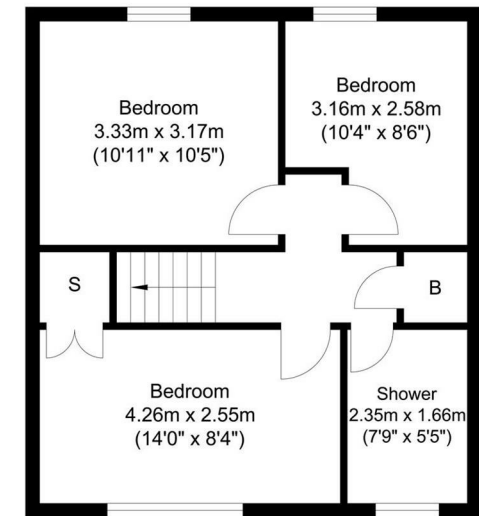


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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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