

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers In Excess Of

£270,000



- Detached Bungalow
- Two Bedrooms
- Luxury Shower Room
- Combi Boiler
- UPVC Double Glazing
- Charming Front & Rear Gardens
- Detached Brick Garage
- Detached Building

This detached bungalow in Blurton Road really does catch your eye thanks to a wide frontage and a distinctive and individual appearance enhanced by a beautifully landscaped front garden.

It's a Bellway Home and was built in 1996. The interior of the property is immaculate in every respect and features a luxury shower room, fully fitted kitchen, two bedrooms and a most comfortable lounge to the rear of the property which opens into a UPVC double glazed conservatory.

The bungalow has a combi boiler, UPVC double glazing throughout and a key feature of the property is the charming rear garden which feels more like Spain than Stoke-on-Trent thanks to numerous palm trees and skilful landscaping including a pond and water feature.

Not only does the property have a carport with electrically operated roller shutter door but also a detached brick garage with light, power and electric roller shutter door. To the rear of the garage is also a detached building which would make an ideal home office or work room.

A rare opportunity!

For more information call or e-mail us.





## PORCH

Composite double glazed front door. UPVC double glazed windows. Radiator. Grey laminate flooring.

## ENTRANCE HALL

Grey laminate flooring. Two UPVC double glazed windows with fitted venetian blinds. Radiator. Coat cupboard with Vaillant gas fired combi boiler for central heating and hot water.

## LUXURY SHOWER ROOM

7'8 x 6'2 (2.34m x 1.88m)

All beautifully fitted! Fully tiled floor and walls. White wc with concealed cistern, wash basin and large walk in shower. Low voltage spotlights. Stainless steel centrally heated towel rail radiator. UPVC double glazed window with fitted roller blind.

## BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Range of fitted wardrobes.

## BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Range of fitted wardrobes.

## FITTED KITCHEN

Grey laminate flooring. Part tiled walls. Range of wall cupboards and base units with a grey high gloss finish together with soft close doors and drawers and integrated gas hob, stainless steel cooker hood and under oven. UPVC double glazed window with fitted venetian blinds. Plumbing for washing machine.

## LOUNGE

13'6 x 11'10 (4.11m x 3.61m)

Recently fitted carpet. Feature fireplace with concealed lighting and living flame gas fire. UPVC double glazed window with fitted roller blind. Double glazed patio doors with fitted roller blinds leading into the...

## CONSERVATORY

11'2 x 7'5 (3.40m x 2.26m)

Grey laminate flooring. UPVC double glazed windows and double doors leading into the garden... all with fitted roller blinds. Radiator.

## OUTSIDE

The front garden contains specimen shrubs and bushes together with an attractive hard landscaped area.

The bungalow stands on a large plot and has a wide frontage. There is a low brick wall at the front topped by ornamental railings and matching double gates lead into the tarmac driveway and to the...

## ATTACHED CARPORT

with an electric roller shutter door.

The carport leads into the...

## DETACHED BRICK GARAGE

Light and power. Electric roller shutter door. UPVC side door.

Beyond the garage is a...

## DETACHED BUILDING

Vinyl flooring. UPVC double glazed windows with fitted venetian blinds. UPVC double glazed external door. Light and power. Range of storage cupboards.

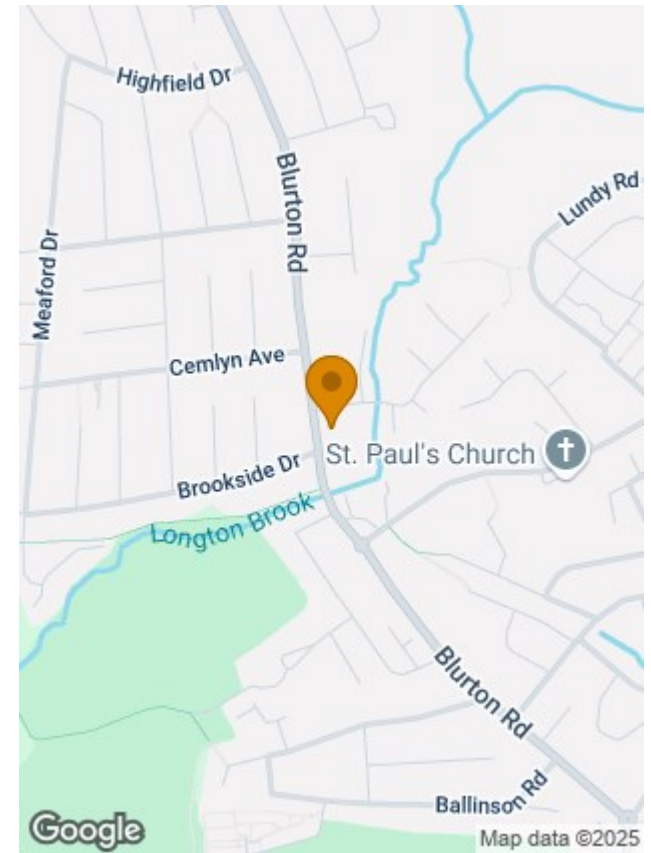
Step into the rear garden and you are in another world! Seven palm trees are a key feature but the garden backs onto woodland and has been imaginatively landscaped with paved patio areas, golden gravel and grey shaled areas and a delightful fishpond!







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(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

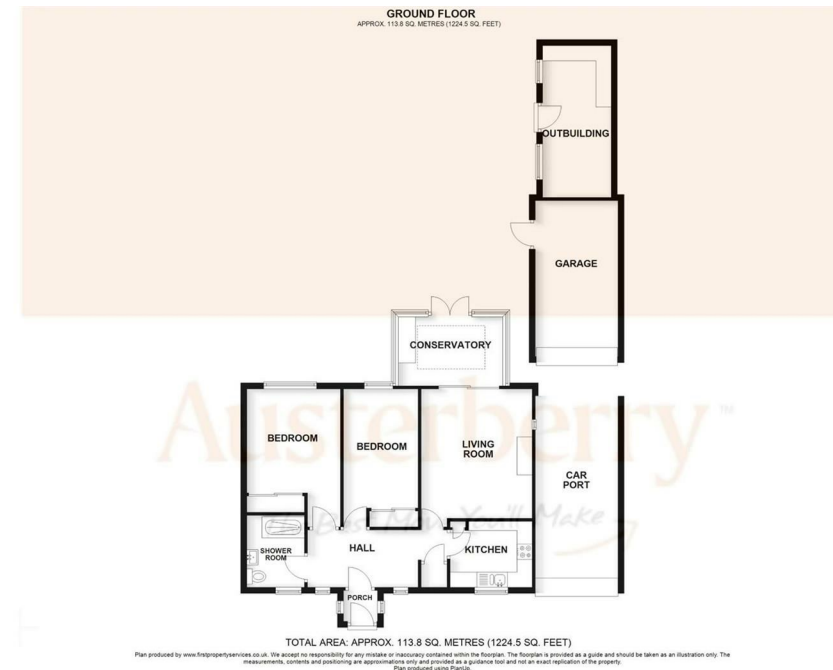
Tenure - Freehold

Council Tax Band - C



### 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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