

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Coleridge Road, Blurton, Stoke-On-Trent, ST3 2ER

Offers In Excess Of

£190,000

- Two Bedrooms
- Spacious Lounge
- UPVC Double Glazing
- Magnificent Summer House
- Fully Fitted Kitchen
- Shower Room
- Combi Boiler
- Block Paved Driveway

This semi-detached bungalow presents a unique and impressive opportunity for those seeking a comfortable and versatile living space.

The property boasts a well-appointed shower room and two good proportioned bedrooms as well as a fully fitted kitchen, spacious lounge, UPVC double glazing throughout and a combi boiler.

One of the standout features of this property is the magnificent summer house, which can easily serve as a home office or a delightful space for leisure activities. This additional area enhances the functionality of the home, providing a perfect escape for work or hobbies.

The large garden is a true highlight, offering ample outdoor space for gardening, play, or simply enjoying the fresh air. The block-paved driveway adds convenience and enhances the property's curb appeal, providing off-road parking for residents and visitors alike.

This delightful bungalow is not just a home; it is a lifestyle choice, combining comfort, practicality, and the joy of outdoor living. To arrange a viewing call or e-mail us.



FITTED KITCHEN

12'2 x 8'7 (3.71m x 2.62m)

New composite door with frosted glass. Two UPVC double glazed windows with fitted vertical blinds. Wood effect tiled flooring. Excellent range of wall cupboards and base units with an off white high gloss finish together with integrated induction hob, stainless steel cooker hood, under oven, washing machine and dishwasher. Double radiator. Space for fridge-freezer. Spotlights.

LOUNGE

15'10 x 10'10 (4.83m x 3.30m)

New composite front door. UPVC double glazed windows with fitted vertical blinds. Gleaming laminate flooring. Spotlights. Black vertical radiator.

INNER HALL

Flooring to match the lounge.

BEDROOM ONE

12'9 x 7'10 (3.89m x 2.39m)

Distressed timber effect flooring. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes with mirror sliding doors to the whole of one wall. Black radiator.

BEDROOM TWO

9'10 x 9'9 (3.00m x 2.97m)

Tile effect laminate flooring. Access to the loft which contains the gas

combi-boiler for central heating and hot water. Spotlights. Black vertical radiator. UPVC double glazed window with fitted vertical blinds and UPVC double glazed double doors with fitted vertical blinds leading out onto the patio.

SHOWER ROOM/WC

8'1 x 6'2 (2.46m x 1.88m)

Wood effect tile flooring. Very modern style suite with low level WC, wash basin and walk-in digital rain head shower. Part tiled walls. Extractor. White towel rail radiator. UVC double glazed window with fitted vertical blinds. Bluetooth enabled mirror cabinet.

OUTSIDE

Block paved driveway extends across the full frontage of the bungalow and is wide enough to fit probably three cars with a further section of gated driveway to the side of the bungalow complete with an outside tap, EV charger and outside lighting.

To the rear you'll find an outside power socket, a really large and interesting garden with lawns, raised beds, mature trees, garden shed, big paved patio area, raised decking and a...

SUMMER HOUSE/HOME OFFICE

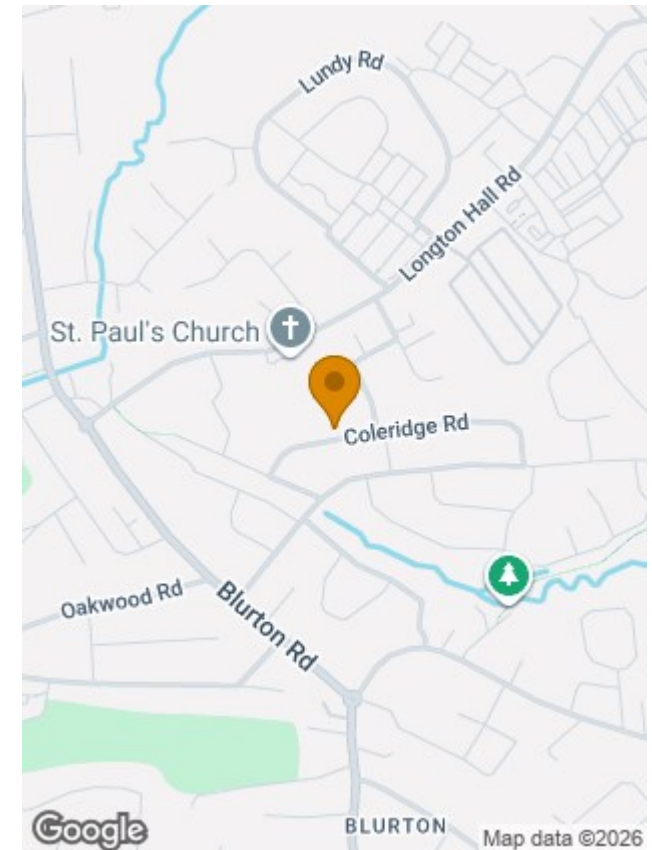
11'4 x 7'4 (3.45m x 2.24m)

Insulated with laminate flooring. Spotlights. Power points. Double doors and even a wash basin.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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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