

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Hatfield Crescent, Blurton, Stoke-On-Trent, ST3 3JQ

£160,000

- A Fully Refurbished Property
- New Fitted Kitchen
- Combi Boiler & UPVC Double Glazing
- Garage
- Three Bedrooms
- New Bathroom Suite
- Enclosed Rear Garden
- No Chain!

A fully refurbished property, ready to move into!

This property wants for nothing, and offers everything!

Welcome to this three bedroom property which has been modernised to include a brand new fitted kitchen with integrated oven and hob and the bathroom has a brand new white suite and part tiled walls.

The remainder of the property benefits from new flooring, fresh decoration and a tasteful finish. There's UPVC double glazing throughout and a modern gas combi boiler.

Outside there is a newly laid gravel driveway to the side, a large detached garage and a pleasant enclosed rear garden with a block paved patio and garden shed.

Available with no onward chain, contact us today!



GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed front door. Two UPVC double glazed windows. New vinyl flooring.

ENTRANCE HALL

New fitted carpet. Internal front door. Upvc double glazed window. Radiator. Stairs to the first floor.

LOUNGE

14'8" x 9'11" (4.47m x 3.02m)

New fitted carpet. New radiator. Upvc double glazed window. Fresh decoration.

REAR HALL WITH WC

New vinyl flooring. UPVC external door. Modern combi boiler. Under stairs storage cupboard.

KITCHEN

10'7" x 10'2" (3.23 x 3.10)

Brand new range of grey wall cupboards and base units with integrated electric oven and hob. Space for fridge freezer. Breakfast bar. UPVC double glazed window. New vinyl flooring. Vertical radiator. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Upvc double glazed window. Access to the loft.

BEDROOM ONE

11'7 x 11'6 (3.53m x 3.51m)

New fitted carpet. Radiator. Upvc double glazed window. Integral wardrobe.

BEDROOM TWO

10'0 x 9'2 (3.05m x 2.79m)

New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'5 x 6'1 (2.57m x 1.85m)

New fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'10" x 5'7" (2.39 x 1.70)

New white suite with shower fitting to the bath, pedestal wash basin and wc. Part tiled walls. Radiator. Upvc double glazed window. Spotlights.

OUTSIDE

The property has a pleasant enclosed rear garden with a shed, lawn and blocked paved patio.

The front garden is enclosed and a gravelled driveway gives access to the...

LARGE DETACHED SINGLE GARAGE

Up and over door.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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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