

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Linden Place, Blurton, Stoke-On-Trent, ST3 3AT

£160,000



- Three Bedrooms
- Kitchen With Dining Space
- Combi Boiler
- Private Rear Garden With Stunning Patio
- Spacious Accommodation
- GF Cloaks/Wc
- Off Road Parking
- Convenient Location

A well-presented three-bedroom semi-detached home situated in Blurton!

The property offers spacious and versatile accommodation, making it ideal for families, first-time buyers, or investors alike.

The ground floor presents an entrance hall, a bright and comfortable living room, and a fitted kitchen with space for dining, as well as a ground floor WC!

Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Externally, there is a private rear garden featuring a stunning patio area, with additional outdoor space to the front and side.

Conveniently located close to local amenities, schools, and transport links, Linden Place offers easy access to nearby towns and commuter routes while remaining within a quiet residential setting.

To arrange your viewing call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

Timber front door. Tiled floor. Radiator.

### LIVING ROOM

13'7 x 12'10 (4.14m x 3.91m)

Treated exposed floorboards. Radiator. UPVC double glazed window. Store cupboard. Gas fire.

### KITCHEN

12'10 x 9'2 (3.91m x 2.79m)

Tiled floor. Feature radiator. UPVC double glazed window. Range of wall cupboards and base units with an integrated oven, gas hob and extractor. Tiled splashback.

### REAR HALL

Vinyl flooring. Timber rear door.

### CLOAKS/WC

Vinyl flooring. UPVC double glazed window. Baxi combi boiler.

### FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Store cupboard. Access to the loft.

## BEDROOM ONE

10'5 x 9'6 (3.18m x 2.90m)

Treated exposed floorboards. Radiator. UPVC double glazed window.

## BEDROOM TWO

9'4 x 8'11 (2.84m x 2.72m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

9'2 x 7'1 (2.79m x 2.16m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

7'3 max, 4'9 min x 6'6 max, 3'0 min (2.21m max, 1.45m min x 1.98m max, 0.91m min)

Tiled floor. Radiator. UPVC double glazed window. Part tiled walls. Wash basin, wc and bath.

## OUTSIDE


There is a driveway for off road parking at the front of the property with a small lawn.

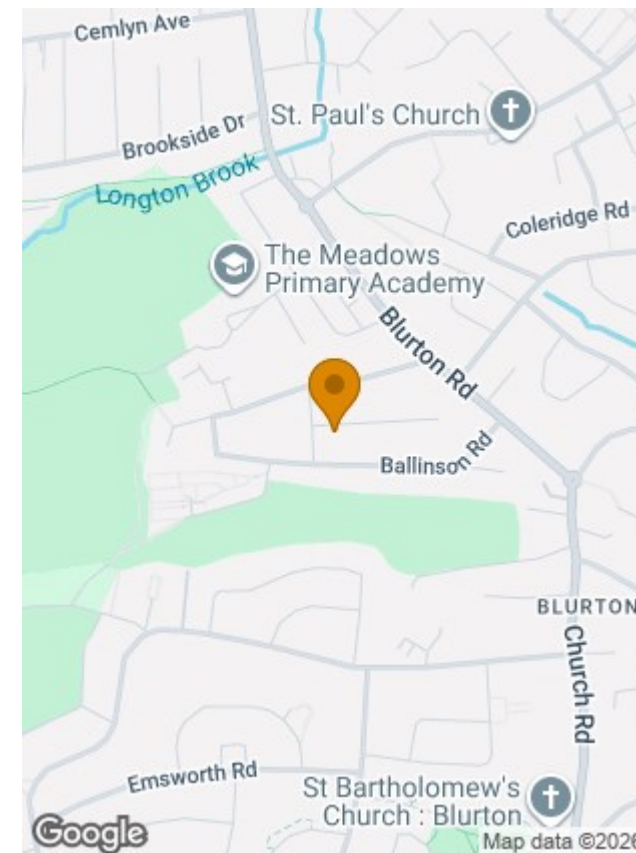
To the rear there is a granite tiled patio area and a lawn with borders.







| 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>                            | <b>72</b>   | <b>78</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 - 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](mailto:enquiries@austerberry.co.uk)

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