

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



37 Jesmond Grove, Blurton, Stoke-On-Trent, ST3 3JZ

£125,000



- Two Double Bedroom
- Gas Central Heating
- Full Modernisation Required
- Good Schools Nearby
- Corner Position
- UPVC Double Glazing
- Popular Location
- No Onward Chain!

In need of general modernisation!

This semi-detached house really does have a very good appearance and stands on a commanding corner plot with two lawns to the front and a concrete drive to the side.

It also benefits from a detached garage, two double bedrooms and gas central heating as well as UPVC double glazing.

On the other hand this property has been in the same ownership for many years and will respond well to a program of comprehensive refurbishment and modernisation and is likely to appeal to investors as well as to potential owner occupiers.

For more information call or e-mail.





## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Fitted carpet. Radiator. UPVC double glazed window.

### LOUNGE

14'8 x 11'3 (4.47m x 3.43m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with log effect gas fire.

### KITCHEN

10'7 x 10'3 (3.23m x 3.12m)

Vinyl flooring. White base units. UPVC double glazed window. Wall mounted Baxi central heating boiler. Radiator. Pantry with shelving and single glazed metal casement window.

### HALL/UTILITY AREA

7'2 x 6'11 (2.18m x 2.11m)

Vinyl flooring. UPVC double glazed window. PVC double glazed rear/side door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft. Airing cupboard with insulated hot water cylinder.

## BEDROOM ONE

17'11 x 8'3 (5.46m x 2.51m)

Fitted carpet. Double radiator. Two UPVC double glazed windows. Built in wardrobes.

## BEDROOM TWO

11'7 x 10'10 max (3.53m x 3.30m max)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe/storage cupboard.

## BATHROOM

5'7 x 5'0 (1.70m x 1.52m)

Part tiled walls. Bath and pedestal wash basin. UPVC double glazed window. Radiator.

## SEPARATE WC

Low level wc. UPVC double glazed window.

## OUTSIDE

There is a very small concrete area to the rear of the property.

The property stands on a corner plot with two lawns to the front and a concrete driveway leading to a...

## DETACHED GARAGE







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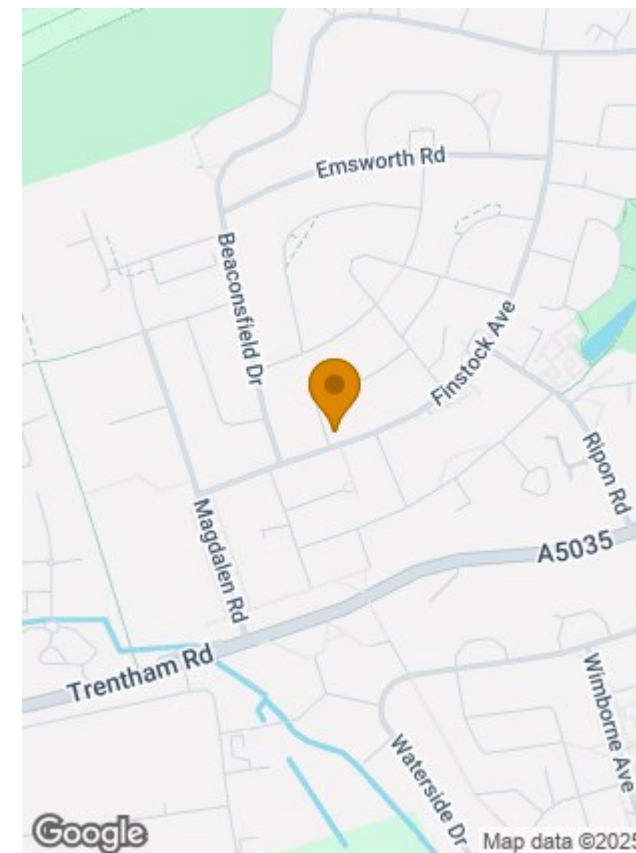


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - 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.



TOTAL AREA: APPROX. 885.3 SQ. FEET

Plan produced by [www.firstpropertieservices.co.uk](http://www.firstpropertieservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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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