

# Austerberry™

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Letting and Management Specialists



179 Blurton Road, Blurton, Stoke-On-Trent, ST3 2DQ

£170,000

- Three Bedrooms
- Shower Room
- Recently Installed Combi Boiler
- Block Paved Driveway
- Two Reception Rooms
- Timber Double Glazed Windows
- Great Potential
- Garage

This three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a renovation project with plenty of scope to add value and personalise to their own taste!

The accommodation includes two reception rooms to the ground floor along with a kitchen to the rear, while upstairs there are three bedrooms and a shower room.

Although the property would benefit from a comprehensive programme of modernisation, it offers well-proportioned rooms and a traditional layout that lends itself well to improvement.

Externally, the property benefits from a block paved driveway to the front providing off-road parking, while the rear garden offers further potential and includes a detached brick garage. The home also benefits from a recently installed gas combi boiler and timber double glazed windows, giving prospective purchasers a solid foundation for future refurbishment works.

Located within the established residential area of Blurton, the property is conveniently positioned for access to local amenities, schools, and transport links, making it an appealing prospect for investors or buyers looking to create a long-term family home.

Call or email us to arrange your viewing today.



## GROUND FLOOR

### PORCH

Timber double glazed front door. Tiled floor.

### ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Store cupboard containing the baxi combi boiler.

### SITTING ROOM

12'6 max x 10'9 max (3.81m max x 3.28m max)  
Fitted carpet. Radiator. Timber double glazed bow window.

### LIVING ROOM

15'11 x 10'9 (4.85m x 3.28m)  
Fitted carpet. Radiator. Double glazed sliding door into the garden. Gas fire.

### KITCHEN

13'9 x 6'4 (4.19m x 1.93m)  
Tiled floor. Radiator. Range of wall cupboards and base units. Tiled walls. Timber double glazed window. Timber rear door.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

12'11 x 10'8 (3.94m x 3.25m)  
Exposed floor boards. Radiator. Timber double glazed window.

## BEDROOM TWO

11'11 x 10'9 (3.63m x 3.28m)  
Fitted carpet. Radiator. Timber double glazed window.

## BEDROOM THREE

8'4 x 6'5 (2.54m x 1.96m)  
Fitted carpet. Radiator. Timber double glazed window.

## SHOWER ROOM

6'11 x 6'4 (2.11m x 1.93m)  
Vinyl flooring. Radiator. Timber double glazed window. Shower enclosure with an electric shower, pedestal wash basin and wc.

## OUTSIDE


There is a block paved driveway with a raised border to the front of the property.

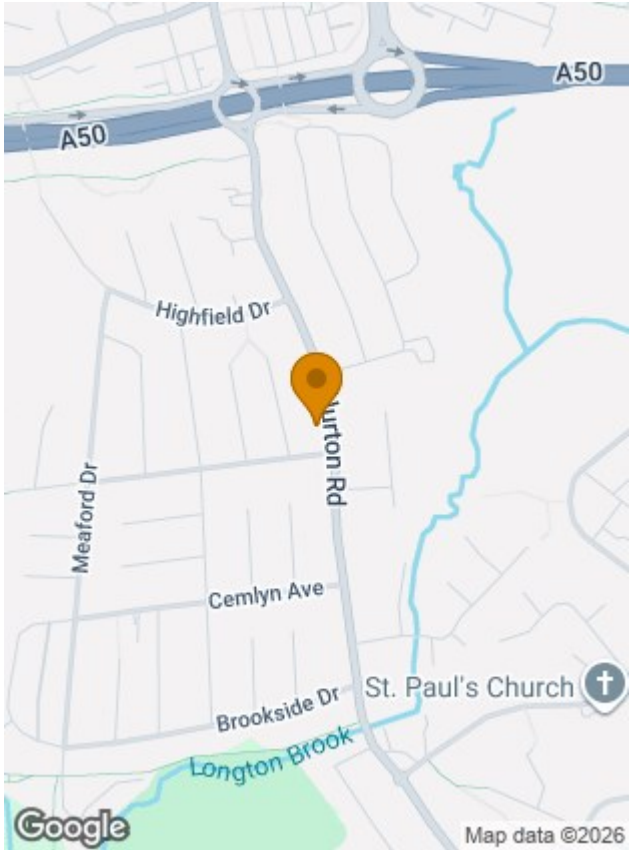
The rear garden has a patio area, lawn and raised beds.

## DETACHED BRICK GARAGE





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>		
(55-68) <b>D</b>	<b>68</b>	<b>75</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

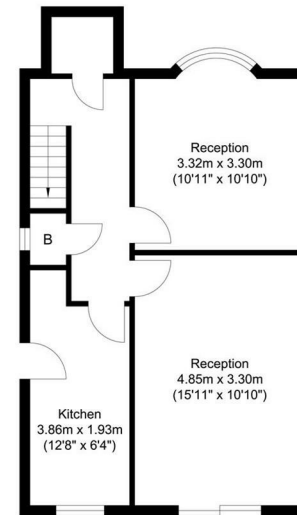
Tenure - Freehold

Council Tax Band - B

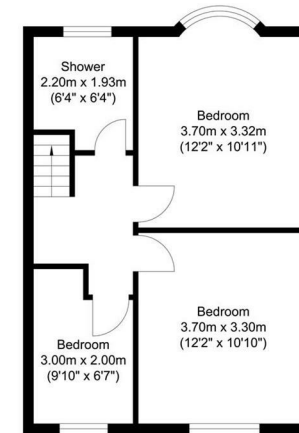


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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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