

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



66 Poplar Drive, Blurton, Stoke-On-Trent, ST3 3AZ

£260,000



- Incredible Value!
- Two Reception Rooms
- Utility Room
- Popular Location
- Five Bedrooms
- Fitted Kitchen + Breakfast Bar
- Block Paved Driveway
- Great Presentation

A family sized property and incredible value!

If you are seeking a property with five bedrooms, you'll know how difficult it is to find something with the space, the location and great presentation... Well we think this could be the one!

An extension to the side of this house has created an additional two bedrooms whilst downstairs it has created a reception room/snug and a further kitchen space with breakfast bar. Practicality is also offered with a useful utility room with wc.

Outside the property has ample parking in the block paved driveway to the front and to the rear, a raised patio area coupled with a generous lawn creates a lovely space for entertaining and relaxing.

This house has to be viewed to be appreciated! For more information contact us.



## ENTRANCE HALL

Composite front door. Fitted carpet. Stairs to the first floor.

## LOUNGE/ DINER

24'02 max x 12'04 max (7.37m max x 3.76m max)

UPVC double glazed window and patio doors into the garden. Fitted carpet. Two Radiators.

## KITCHEN

14'02 max x 10'08 (4.32m max x 3.25m)

UPVC double glazed window and rear door. Vinyl floor. Radiator. Range of units with worktop space. Integrated gas hob with extractor. Integrated fridge freezer.

## W/C

W/C. Wash basin. Vinyl flooring. Radiator. plumbing for washing machine.

## SECOND RECEPTION ROOM

11'02 x 8'05 (3.40m x 2.57m)

UPVC double glazed window. Fitted carpet. Radiator. Cupboard containing Baxi combi boiler.

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

12'10 x 9'09 (3.91m x 2.97m)

UPC double glazed window. Fitted carpet. Radiator. Fitted wardrobes. Loft access (loft has ladders and is boarded)

## BEDROOM TWO

12'07 x 8'11 (3.84m x 2.72m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

10'10 x 9'09 (3.30m x 2.97m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM FOUR

9'04 x 9'01 (2.84m x 2.77m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM FIVE

8'01 x 5'05 (2.46m x 1.65m)

UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

7'09 x 5'03 (2.36m x 1.60m)

UPVC double glazed window. Vinyl floor. Radiator. Part tiled walls. Bath. Shower. W/C. Wash basin.

## OUTSIDE


South west facing garden with Indian stone patio area. Lawn and timber shed.

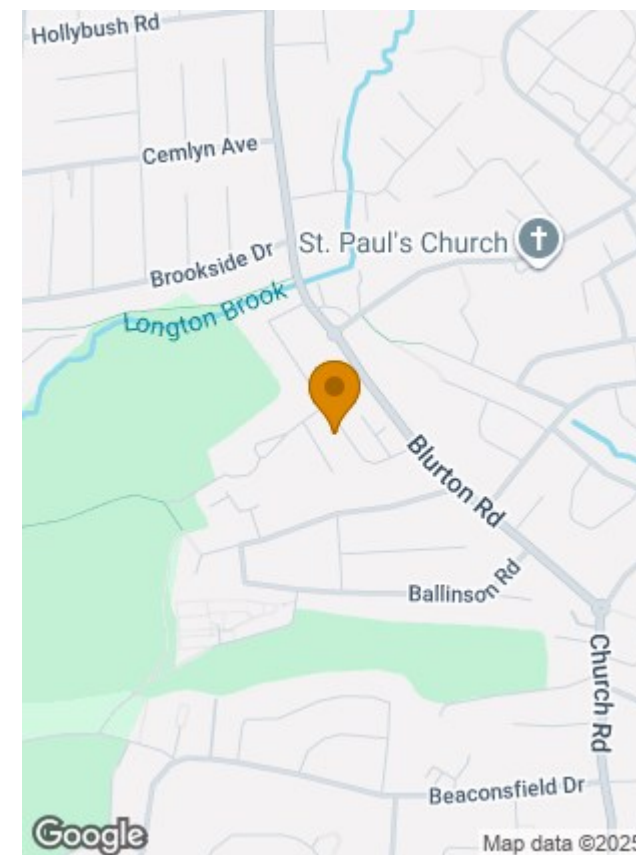
To the front there is a block paved driveway for off road parking.







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>75</b>	<b>79</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

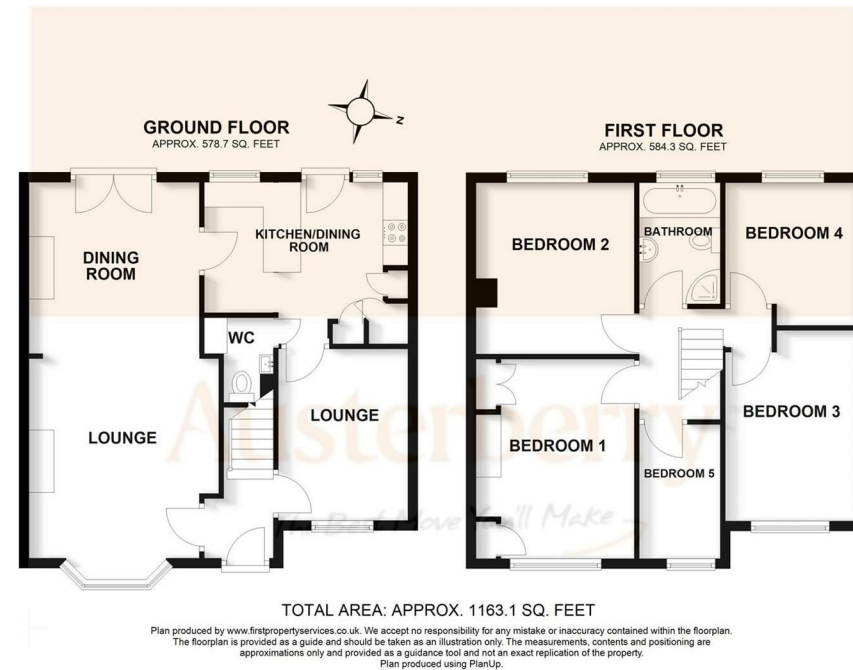
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>TM</sup>  
the best move you'll make