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Estate Agents

Letting and Management Specialists



5 The Orchards, Blurton, Stoke-On-Trent, ST3 2TJ

Asking Price

£270,000

- Watch Our Online Video Tour
- Small Select Development
- Superb Fitted Kitchen
- Large Lounge
- Detached Brick And Tile Garage
- A Unique Detached Bungalow
- Very Convenient Location
- Exceptional Shower Room
- Big Conservatory

The Orchards is a small and select development of bungalows tucked away off Blurton Road and conveniently close to Longton Town Centre, neighbourhood shops and for access to the A50.

This beautifully presented bungalow was built as a three bedroom property and has been much improved over the years and now features a delightful sunroom/conservatory over the rear. The kitchen is exceptionally well fitted, the shower room is an impressive room with a large walk in shower and the bungalow offers plenty of off road parking space in addition to a turning/parking space at the front and a detached brick and tile garage to the rear. The gardens are level and manageable and the rear garden in particular offers a high level of privacy.

See our online virtual tour and for more information call or mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door and UPVC double glazed windows. Radiator. Storage/coat cupboard with Worcester gas combi boiler for central heating and hot water.

FULLY FITTED KITCHEN

10'11" x 8'11" (3.33 x 2.72)

Grey laminate flooring. Excellent range of grey wall cupboards and base units with concealed lighting and featuring a Bosch induction hob, cooker hood, double under oven and fridge freezer. Plumbing for washing machine. Spotlights. Composite double glazed external door. UPVC double glazed window with fitted vertical blinds. Low level fan assisted heater.

LOUNGE

17'10" x 11'3" (5.44 x 3.43)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

SHOWER ROOM

9'0" x 7'5" (2.74 x 2.26)

Grey laminate flooring. Spotlights. UPVC double glazed window with fitted vertical blinds. White suite with wash basin and wc integrated within a white unit and an extra large walk in shower with a rain head shower. Extractor. Black vertical centrally heated towel rail radiator.

BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Really excellent complete range of fitted wardrobes.

BEDROOM TWO

11'7" x 7'10" (3.53 x 2.39)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

9'5" x 6'7" (2.87 x 2.01)

Currently not in use as a bedroom. Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

CONSERVATORY

12'8" x 9'7" (3.86 x 2.92)

Grey laminate flooring. Spotlights. Contemporary style black radiator. UPVC double glazed windows and double doors leading out into the garden... all with fitted vertical blinds.

OUTSIDE

There is a long tarmac driveway with additional parking/turning area, a delightful raised stone patio area and a small lawn together with external power socket and a cold water tap.

The fully enclosed rear garden features a manageable lawn, raised bed with ornamental pond, Indian Stone patio, garden shed and pergola.

The driveway leads to the...

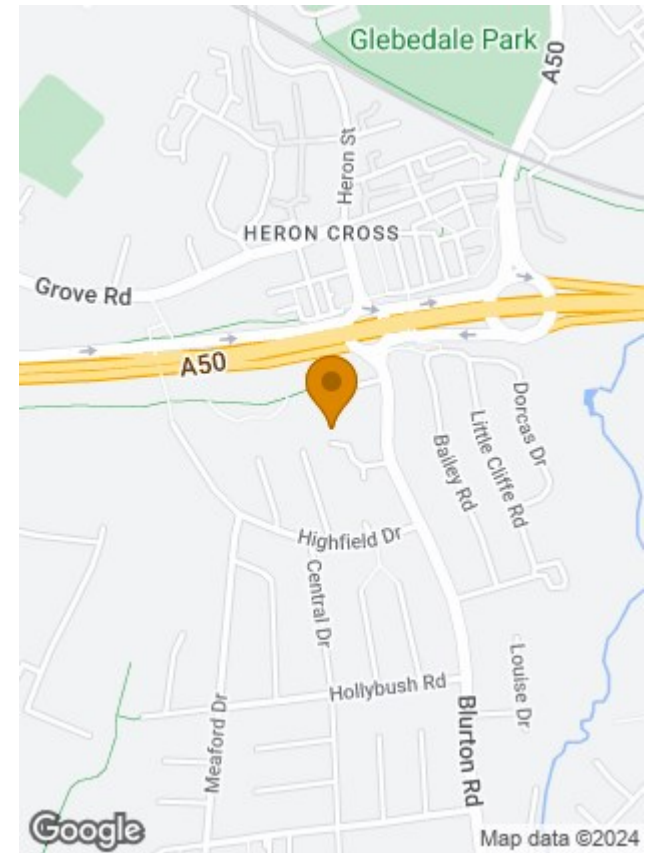
DETACHED BRICK AND TILE SINGLE GARAGE

Light and power. External light. Electrically operated remote controlled roller shutter door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 - C



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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