

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Kenelyn Crescent, Blurton, Stoke-On-Trent, ST3 2DD

Asking Price

£160,000

- Watch Our Online Video Tour
- Three Bedrooms
- Utility Room
- Electric Heating
- Two Reception Rooms
- GF Cloaks/Wc
- UPVC Double Glazing
- Cul-De-Sac Location

A fantastic opportunity to purchase a traditional semi detached home in a very popular residential area. This has been a family home for many years and now is the time for the next occupiers.

High ceilings and bay windows give a lovely sense of space throughout the home. Two reception rooms, a hallway with a wc under the stairs and a kitchen with utility area comprise the ground floor accommodation whilst upstairs there are three bedrooms and a shower room.

The house does have UPVC double glazing and electric heating. As many would say, this is a blank canvas, ready to make your own!

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



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## GROUND FLOOR

### PORCH

UPVC double glazed front door.

### ENTRANCE HALL

Timber secondary glazed front door. Fitted carpet. Stairs leading to the first floor. Wc under the stairs.

### SITTING ROOM

12'2" into bay x 12'1" (3.71 into bay x 3.68)  
Fitted carpet. UPVC double glazed bay window. Electric heater.

### LIVING ROOM

12'1" x 11'5" (3.68 x 3.48)  
Fitted carpet. UPVC double glazed window. Electric heater.

### KITCHEN

7'5" x 6'4" (2.26 x 1.93)  
Vinyl flooring. Part tiled walls. UPVC double glazed window.

### UTILITY

7'2" x 4'1" (2.18 x 1.24)  
Vinyl flooring. UPVC double glazed window. UPVC double glazed rear door.  
Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC double glazed window.

### BEDROOM ONE

12'10" x 11'4" (3.91 x 3.45)  
Fitted carpet. UPVC double glazed bay window. Store cupboard.

### BEDROOM TWO

11'5" x 11'4" (3.48 x 3.45)  
Fitted carpet. UPVC double glazed window.

### BEDROOM THREE

7'4" x 6'10" (2.24 x 2.08)  
Fitted carpet. UPVC double glazed window. Access to the loft.

### SHOWER ROOM

Vinyl flooring. UPVC double glazed window. Part tiled walls. Pedestal wash basin, wc and walk in shower compartment with an electric shower. Electric towel rail radiator.

### OUTSIDE

There is a small garden to the front of the property with a driveway to to the side (no dropped kerb) and an enclosed rear garden currently with shrubs and plants but offers a lot of potential!





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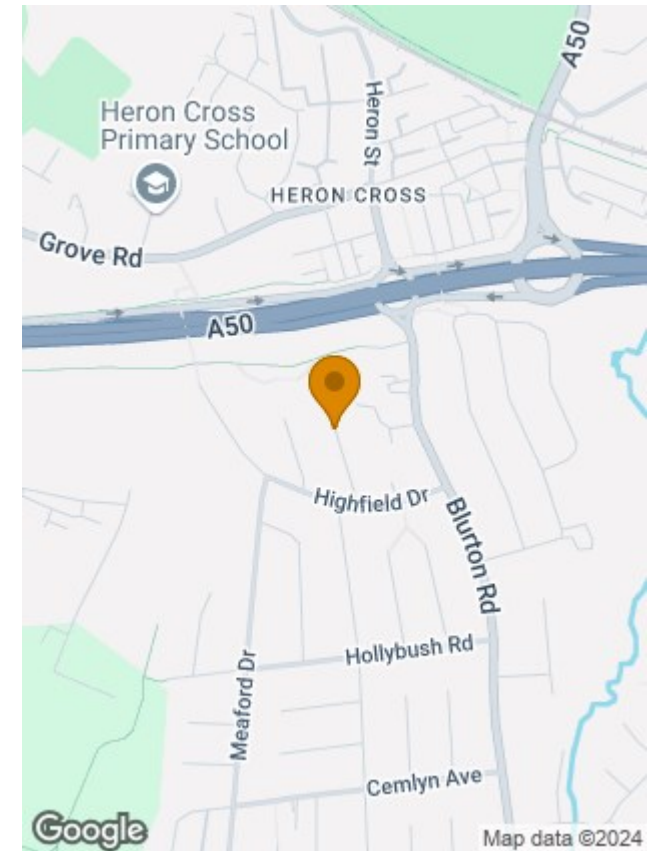
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## MATERIAL INFORMATION

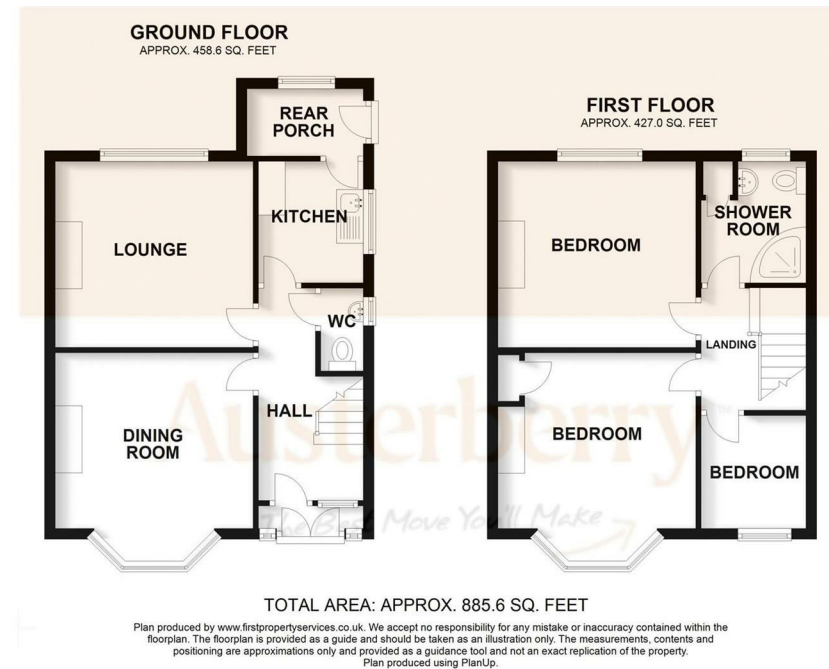
Tenure - Freehold

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)

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