

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Browning Road, Blurton, Stoke-On-Trent, ST3 4BZ

Offers Over

£250,000

- Watch Our Online Video Tour
- An Extended Semi-Detached House
  - Combi Boiler
  - Plenty Of Parking Space
  - Close To Schools And Shops
- Five Bedrooms + En-Suite Bathroom!
  - Good Popular Location
  - UPVC Double Glazing
  - Low Maintenance Garden
  - Freehold Solar Panels

It's hard to believe that a semi-detached house that started off as a three bedroom property could finish up offering a total of five bedrooms complete with an en-suite bathroom and a family bathroom... but that's the case with this house at 13 Browning Road in Blurton!

The location of the house is really good and a substantial two storey extension has transformed the accommodation that it can offer. As well as UPVC double glazing and gas central heating from a combi boiler there is also a huge integral garage complete with electric up and over door and a toilet to the rear.

The master bedroom is complete with an en-suite bathroom with a shower over the bath and there is also a family bathroom.

To the rear there is an enclosed low maintenance garden with patio areas and substantial shed whilst to the front of the house you'll find plenty of parking space for several cars and we understand that the solar panels are in the ownership of the property and are not leased.

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



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door and window. Radiator. Wood flooring.

### LOUNGE AND DINING ROOM

6.40 x 3.68 max 2.41 min

Wood flooring. UPVC double glazed window at the front of the room and UPVC double glazed doors at the rear leading out into the garden. (The dog flap will be replaced by a plain pane of glass by the vendors). Two radiators. Feature fireplace with tiled hearth and inserts and living flame gas fire. Serving hatch from the kitchen into the dining area.

### FITTED KITCHEN

9'11" x 9'2" + recess (3.02 x 2.79 + recess)

Laminate effect vinyl flooring. UPVC double glazed window. Range of wall cupboards and base units with a natural colour timber effect finish together with integrated gas hob, cooker hood and double oven. Radiator. Tiled walls. Walk in pantry with shelving.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Radiator.

### BEDROOM ONE

13'1" x 11'4" min (3.99 x 3.45 min)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Fitted wardrobes with mirrored sliding doors and an additional extensive range of fitted drawers, storage cupboards and wardrobes. Walk in storage cupboard.

### EN-SUITE BATHROOM

6'10" x 4'0" (2.08 x 1.22)

Laminate effect vinyl flooring. Tiled walls. Pale green low level wc, pedestal wash basin and panelled bath with shower over. Fitted mirror. Extractor. Radiator.

### BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes with storage cupboards over.

### BEDROOM THREE

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

### BEDROOM FOUR

8'5" x 8'2" (2.57 x 2.49)

Radiator. UPVC double glazed window. Bed base.

### FAMILY BATHROOM

7'9" x 6'2" (2.36 x 1.88)

Laminate look vinyl flooring. Tiled walls. Fitted mirror. Coloured suite consisting of panelled bath with shower over, pedestal wash basin and low level wc. UPVC double glazed window. Radiator.

## SECOND FLOOR

### LANDING.

Fitted stair and landing carpets.

### BEDROOM FIVE

Fitted carpet. Radiator. Excellent range of built in wardrobes + access to additional under eaves storage space.

### OUTSIDE

There is an imaginatively landscaped rear garden with paved patio areas, outside tap and a...

SUBSTANTIAL SHED with light and power.

There's a wide paved driveway and small lawn area at the front of the house (offering the potential to increase the width of the drive if required) leading to a substantial

CARPORT and...

### LARGE INTEGRAL GARAGE

Electric up and over door. Light and power. Belfast sink. Worcester combi boiler. Storage cupboards. UPVC double glazed window and rear door.

### WC

UPVC double glazed window. White low level wc.





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>		
(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

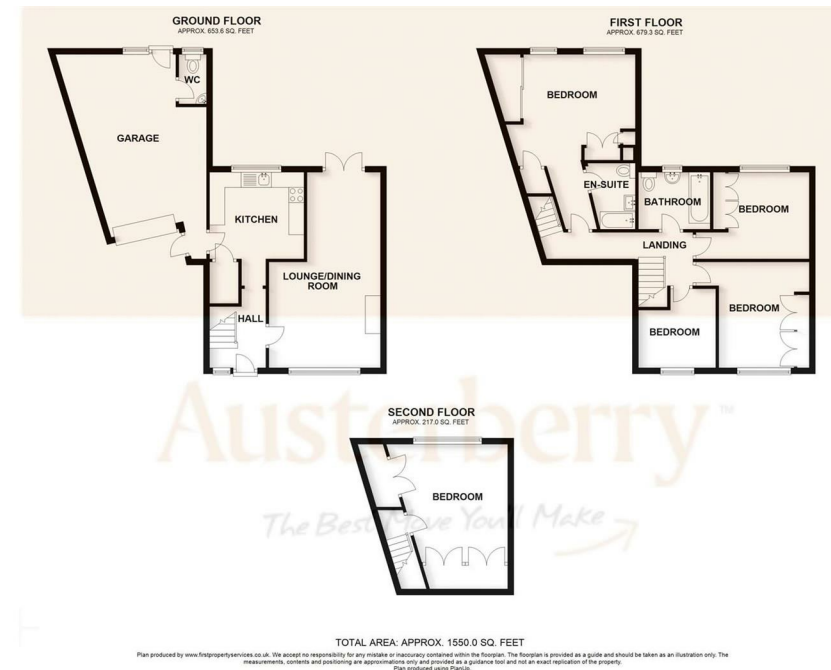
Tenure - Freehold

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)

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