

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Lundy Road, Longton, Stoke-On-Trent, ST3 2DZ

£150,000



- End Town House
- Loft Space Utilised As A Bedroom
- Gas Central Heating
- Enclosed Garden
- Three Bedrooms
- UPVC Double Glazing
- Ample Off Road Parking
- Large Brick Shed

A spacious and unique family home!

This end town house in Blurton has been reconfigured to provide family sized accommodation and is offered for sale at an affordable price!

There is a comfortable lounge and kitchen/diner on the ground floor. On the first floor, you will find three bedrooms and a family bathroom as well as access to a loft room which is currently utilised as a bedroom by the present owners.

The property is complete with UPVC double glazed windows throughout as well as gas central heating. There is ample off road parking to the front of the property and an enclosed garden at the back with a large brick shed.

For more information call us or e-mail us





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed door. Radiator. Fitted carpet. Access to stairs.

### LIVING ROOM

15'08 max x 12'03 max (4.78m max x 3.73m max)

Fitted carpet. UPVC double glazed window. Radiator. Log burner.

### KITCHEN

15'07 max x 9'01 max (4.75m max x 2.77m max)

UPVC double glazed window and back door. Tiled floor and part tiled walls. Range of wall cupboards and base units. Radiator. Baxi gas combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Store cupboard containing hot water cylinder.

### BEDROOM ONE

10'05 x 8'08 (3.18m x 2.64m)

UPVC double glazed window. Fitted carpet. Radiator.

### BEDROOM TWO

12'00 max, 5'05 min x 7'09 max, 4'06 min (3.66m max, 1.65m min x 2.36m max, 1.37m min)

UPVC double glazed window. Fitted carpet. Radiator. Storage area.

### BEDROOM THREE

7'0 x 6'08 (2.13m x 2.03m)

UPVC double glazed window. Fitted carpet. Radiator. Storage area.

### BATHROOM

7'09 x 5'07 (2.36m x 1.70m)

Two UPVC double glazed windows. Vinyl flooring. Radiator. White suite with wc, wash basin and a bath. Part tiled walls.

### LOFT ROOM

16'10 max, 8'01 with full head height x 15'10 max (5.13m max, 2.46m with full head height x 4.83m max)

UPVC double glazed velux window. Fitted carpet. Storage cupboards.

### OUTSIDE

To the front of the property is a gravelled driveway with single dropped kerb.

To the rear of the property is a small decked area, a small barked area and a...

### BRICK SHED

15'02 x 12'08 max (4.62m x 3.86m max)





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**MATERIAL INFORMATION**

Tenure - Freehold

Council Tax Band - A



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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>		<b>84</b>
(69-80) <b>C</b>	<b>72</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	





**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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