

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



100 Langland Drive, Blurton, Stoke-On-Trent, ST3 2HQ

Asking Price

£215,000

- Watch Our Online Video Tour
- Two Bedrooms
- Manageable South Facing Rear garden
- Parking For Several Vehicles
- Extremely Well Maintained
- A Detached Bungalow
- Excellent Location
- Detached Brick And Tile Garage
- Fully Fitted Kitchen

Well maintained, much improved and in an excellent location!

If you are looking for a detached bungalow you will know how difficult it is to find a property that ticks all three boxes. This bungalow on the ever popular Seddons estate certainly does and it offers plenty of parking space in the wide driveway which leads to the substantial brick and tile garage, two good bedrooms, comfortable lounge and a very well fitted kitchen.

What's more there's gas central heating from a Baxi combi boiler, the bungalow has a fully serviced home security system and in addition to UPVC double glazed windows there are UPVC soffits and fascias.

The compact and private rear garden faces due south and the property is within walking distance of neighbourhood shops and bus routes.

For more information call or e-mail us.



FITTED KITCHEN

12'4" x 8'5" (3.76 x 2.57)

Dark grey laminate look vinyl flooring. UPVC double glazed door and window to the front and side with fitted vertical blinds. Coat/storage cupboard which contains the Baxi combi boiler. An excellent comprehensive range of wall cupboards and base units with a high gloss cream/off white finish and to include gas hob, cooker hood, under oven, dishwasher, washing machine and fridge freezer. Radiator.

LOUNGE

16'2" x 11'2" (4.93 x 3.40)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Wall mounted living flame effect electric fire.

INNER HALL

Laminate flooring. Storage cupboard. Access to the loft via a loft ladder.

BEDROOM ONE

12'10" x 9'10" max (3.91 x 3.00 max)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds. Excellent range of fitted wardrobes, storage cupboards, dressing table and bedside cabinets.

BEDROOM TWO

9'10" x 9'10" (3.00 x 3.00)

Laminate flooring. Radiator. UPVC double glazed window.

SHOWER ROOM

6'6" x 5'5" (1.98 x 1.65)

Tiled floor and part tiled walls. White suite consisting of a low level wc, pedestal wash basin and room width shower. UPVC double glazed window. Stainless steel centrally heated towel rail radiator.

OUTSIDE

To the rear there is a delightful and very private garden which faces due south and has a paved patio, lawns and an outside tap.

There is a lawned open plan garden to the front of the bungalow and a wider than average, long, paved driveway offering parking space for several vehicles. The driveway leads to an...

EXCELLENT DETACHED BRICK AND TILE GARAGE

Up and over door. Side door. Light and power.





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MATERIAL INFORMATION

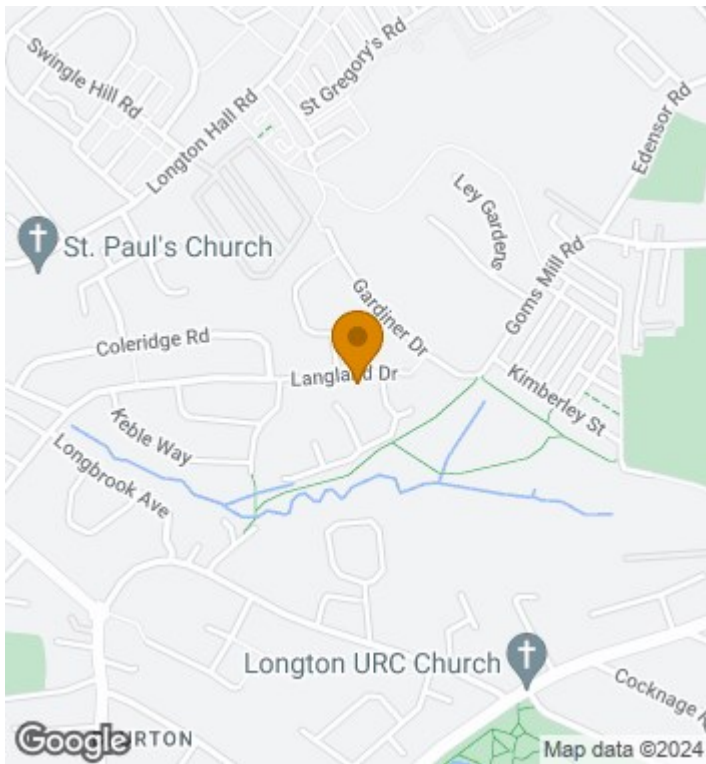
Tenure - Freehold

Council Tax Band - C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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