

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



17 Blandford Close, Longton, Stoke-On-Trent, ST3 1ES

Offers In Excess Of

£140,000

- Watch Our Online Video Tour!
- Two Double Bedrooms
- Integrated Oven And Gas Hob
- Porcelain Patio Area
- Impressively Refurbished Throughout
- Modern Shaker Style Kitchen
- Stunning Rear Garden
- Walking Distance To Longton Town Centre

Impressively refurbished throughout!

We are delighted to be marketing this modernised two bedroom town house just walking distance from the town centre of Longton.

The current owners have spent thousands both inside and outside. The modern grey shaker style kitchen is sleek and bright with open arch from the entrance hall. Large sliding patio doors let plenty of natural light into the living room. Upstairs are two double bedrooms and a family bathroom with part tiled walls.

Outside is parking for two vehicles but most of all the highlight for us is the stunning rear garden. A recent porcelain patio benefits from a canopy (where the current owners place their hot tub!), manageable artificial grass lawn and a raised terrace which is a real sun-trap!

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



GROUND FLOOR

ENTRANCE HALL

Tiled floor. Double glazed front door. Radiator. Stairs leading to the first floor. Neutral decoration.

KITCHEN

9'4 x 7'6 (2.84m x 2.29m)

Open arch leads into a modern grey shaker style kitchen with integrated gas hob, electric oven and extractor hood. Tiled floor. UPVC double glazed window. Plumbing for washing machine. Space for fridge freezer. Spotlights. Combi boiler.

CLOAKROOM/WC

White wash basin and wc. Radiator.

LIVING ROOM

11'11 x 11'7 (3.63m x 3.53m)

Grey fitted carpets. Radiator. Large UPVC double glazed sliding patio doors.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

11'6 x 9'1 (3.51m x 2.77m)

Grey fitted carpet. Radiator. Two UPVC double glazed windows. Neutral decoration.

BEDROOM TWO

11'7 x 8'1 (3.53m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window.

MODERN BATHROOM

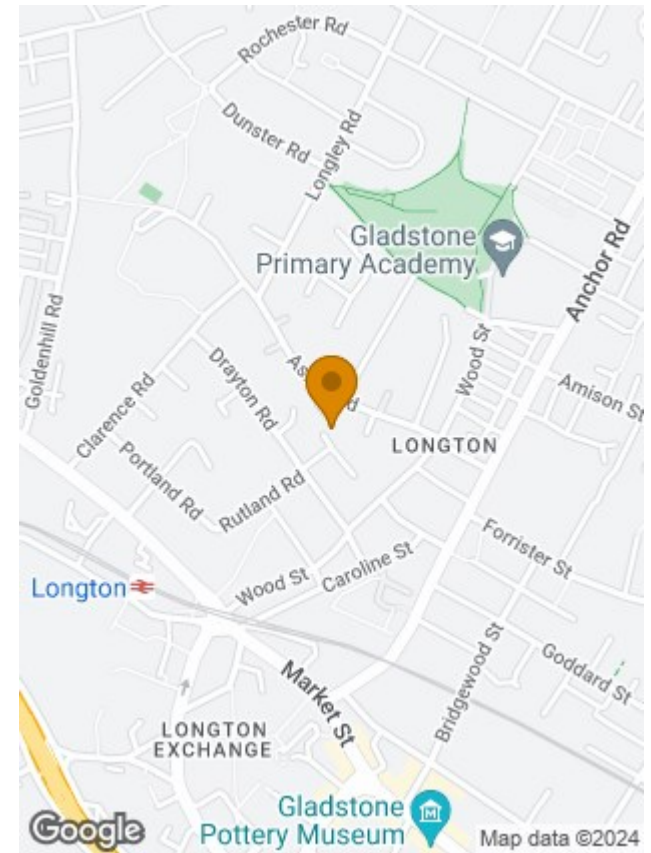
6'4 x 5'6 (1.93m x 1.68m)

White suite consisting of a bath with shower fitting over, wash basin and wc. Part tiled walls. Heated towel rail radiator.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	76	
(69-80) C		
(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	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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