

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Drubbery Lane, Blurton, Stoke-On-Trent, ST3 4BA

£250,000

- Watch Our Online Video Tour!
- Very Close To Longton Park
- Fitted Kitchen With Appliances
- Rear Vehicle Access
- An Impressive Detached House
- Three Impressive Bedrooms
- Combi Boiler & UPVC Double Glazing
- No Chain!

## AN IMPRESSIVE DETACHED HOUSE!

Just yards away from Longton Park and a frontage to Drubbery Lane together with vehicle access at the rear from Pickering Close.

This is a truly impressive detached house which is being sold with no onward chain and is ready to move into.

All three bedrooms are of a really good size and on the ground floor you'll find an open plan lounge and dining room extending from the front to the rear of the property and with patio doors at the rear leading into the garden. This room has parquet flooring whilst the kitchen is fully fitted and includes a range of integrated appliances. There is also a downstairs cloakroom/wc, heating from a gas combi boiler, UPVC double glazing and an attached garage.

There is space to park several vehicles and the potential to either increase the amount of parking space and/or to extend the property subject of course to appropriate consent being obtained.

See our online virtual tour and for more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Walk in coat cupboard and separate storage cupboard. Stairs leading to the first floor.

### CLOAKROOM/WC

Tiled walls. Laminate look vinyl flooring. UPVC double glazed window. Spotlights. Radiator. White corner basin and wc within a concealed cistern.

### LOUNGE AND DINING ROOM

22'7" x 12'4" max, 9'11" min (6.88m x 3.76m max, 3.02m min)  
Parquet flooring. Double and single radiators. Feature fireplace with living flame gas fire. UPVC double glazed window with fitted vertical blinds to the front of the room and white aluminium double glazed patio doors at the rear also with fitted vertical blinds.

### KITCHEN

11'9" x 10'6" max (3.58m x 3.20m max)  
Very well fitted indeed! Range of wall cupboards and base units with a cream/pale colour finish with down lighting and a range of integrated appliances including an electric hob, cooker hood, Bosch double eye level oven, fridge freezer and dishwasher. Space for washing machine. Concealed Worcester gas combi boiler. Vinyl flooring. Part tiled walls. UPVC double glazed window with remote controlled fitted roller blind. Radiator. Two storage cupboards. Pantry with shelving. UPVC double glazed external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. Airing cupboard with a radiator and shelving.

## BEDROOM ONE

12'3" x 11'9" (3.73m x 3.58m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

## BEDROOM TWO

11'9" x 10'1" (3.58m x 3.07m)  
Fitted carpet. Radiator. UPVC double glazed window. Access to the loft via a loft ladder. We understand that the loft is part boarded and has light and power.

## BEDROOM THREE

8'10" x 8'9" (2.69m x 2.67m)  
Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

8'10" x 5'5" min (2.69m x 1.65m min)  
Laminate look vinyl flooring. Part tiled walls. White suite complete with shower fitting to the bath. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Extractor. Heated ceiling light.

## OUTSIDE

The house has a wide frontage to, and pedestrian access from Drubbery Lane together with a mainly paved front garden with feature beds and borders.

Vehicle access is to the rear of the property via Stradbroke Drive and Pickering Close. There is a mainly lawned garden and a paved driveway at the rear leading to the...

## ATTACHED SINGLE GARAGE

Light. Up and over door.



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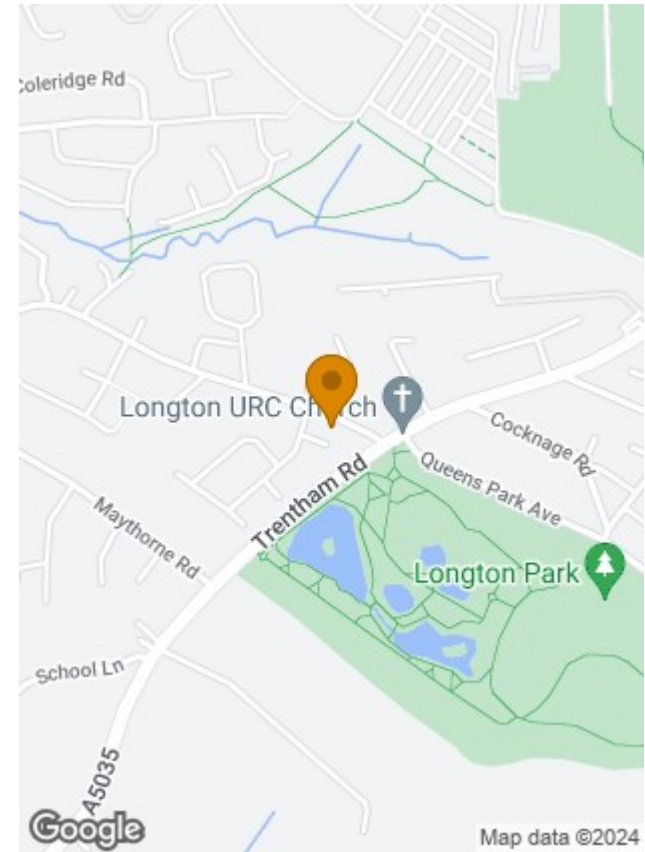


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

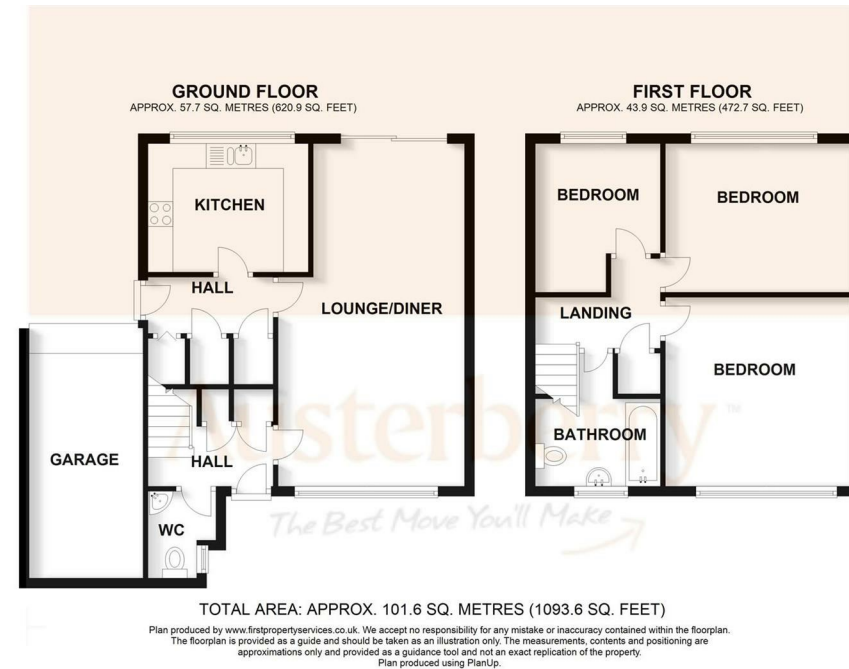
Tenure - Freehold

Council Tax Band - C



### 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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