

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



85 Drubbery Lane, Blurton, Stoke-On-Trent, ST3 4BL

£295,000

- Watch Our Online Video Tour!
- Extensive accommodation
- Bespoke Fitted Kitchen
- Ground Floor Cloakroom
- No Chain!
- Two Reception Rooms As Well As Sun Room
- Three Well Proportioned Bedrooms
- Brick Garage Over 45Ft Long!

Location, Character, Charm and no chain!

A magnificent and impressive semi-detached house set well back from Drubbery Lane and offering an exceptional amount of off road parking space as well as a huge detached brick and tiled garage.

Internally the house features exceptional accommodation with an impressive reception hall, two large reception rooms, a smaller sun room and a bespoke fitted kitchen with integrated appliances. There is a ground floor cloak room whilst on the first floor you will find three impressive bedrooms as well as a modern shower room and separate W/C.

The property retains many original features and has a compact, private and charming rear garden.

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



PORCH

UPVC double glazed window with stained glass pane. Composite double glazed front door. Quarry tiled floor. Lovely original front door with stained glass panes.

RECEPTION HALL

Fitted carpet. Double radiator

CLOAK ROOM/ WC

5'11 x 5'3 (1.80m x 1.60m)

Tiled floor. Part tiled walls. Pale coloured suite consisting of low level W/C and wash basin. Radiator. UPVC double glazed window. Storage cupboard.

DINING ROOM

13'5 x 11'5 front (4.09m x 3.48m front)

Fitted carpet. Radiator. UPVC double glazed window.

SITTING ROOM

14'4 x 11'5 rear (4.37m x 3.48m rear)

Fitted carpet. Radiator. Picture rail. Feature white fireplace surround with living flame gas fire. Double doors leading into the ...

SUN ROOM

11' x 5'9 rear (3.35m x 1.75m rear)

Fitted carpet. Radiator. Double glazed patio doors leading in to the garden.

BESPOKE FITTED KITCHEN

14'8 x 8'10 side/ rear (4.47m x 2.69m side/ rear)

Tiled floor. Part tiled walls. Superb range of wall cupboards and base units with a natural timber finish together with integrated electric hob, cooker hood. Double under oven. Concealed fridge and washing machine. Worcester gas central heating boiler. Beautiful illuminated display cabinet. Radiator. Two UPVC double glazed windows with fitted blinds. Double glazed stable type rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Original single glazed window with stained glass panes. Access to the loft by folding ladder. The loft is fully carpeted has light and power and a Velux double glazed window.

BEDROOM ONE FRONT

15'10 in to bay x 11'5 (4.83m in to bay x 3.48m)

Fitted carpet. Radiator. UPVC double glazed bay window. Coved ceiling.

BEDROOM TWO

14'5 x 11'5 rear (4.39m x 3.48m rear)

Fitted carpet. Radiator. A range of fitted furniture including wardrobes and dressing table. Picture rail. UPVC double glazed window.

BEDROOM THREE

9' x 8'4 front (2.74m x 2.54m front)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with cupboards over.

MODERN SHOWER ROOM

8'9 x 7'8 rear (2.67m x 2.34m rear)

Vinyl flooring and part tiled walls. White suite including pedestal wash basin and big walk in rain head shower. Central heated towel rail radiator. Wall mounted electric fan heater. Large storage cupboard. UPVC double glazed window.

SEPARATE W/C

White low level W/C. Tiled walls. UPVC double glazed window with fitted blind.

OUTSIDE

The house stands well back from Drubbery Lane, there is parking space for numerous vehicles (as well as an EV charging point) and the tarmaced driveway leads to the large brick and tiled garage.

There is also a delightful private rear garden with patio area and lawn, beds, borders and outside tap.

GARAGE

45'6 x 8'7 approx internal measurements (13.87m x 2.62m approx internal measurements)

Light. Power. Four Velux windows and four windows





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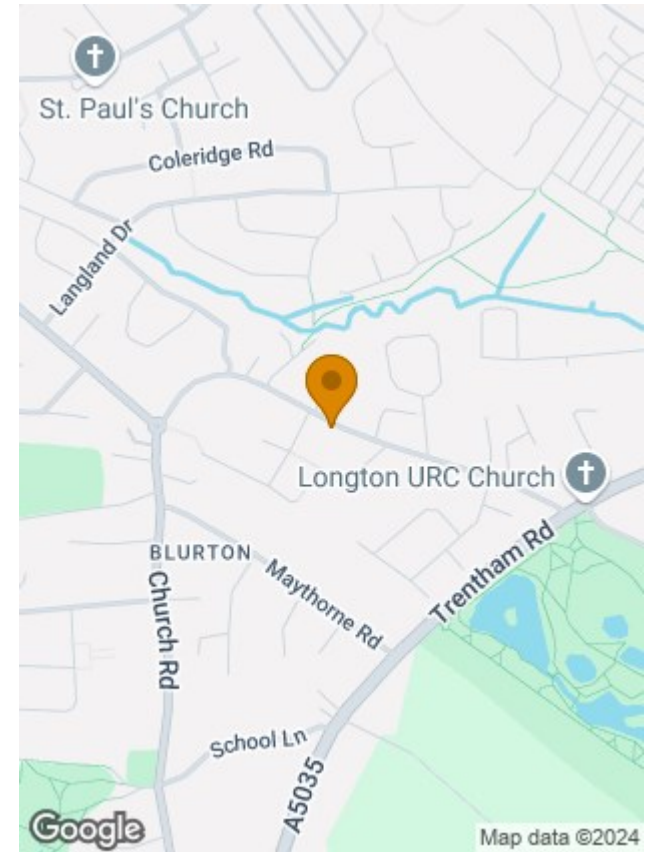


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - 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

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