

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Newbury Grove, Blurton, Stoke-On-Trent, ST3 3DD

Offers In Excess Of

£150,000

- Three Bedrooms
- First floor Bathroom
- Huge Living Room
- UPVC Double Glazing
- No Chain!
- Downstairs W/C
- Gas Combi Boiler
- Off Road Parking

Three bedrooms and ready to move into!

A semi-detached house that offers really good accommodation and some scope for further improvement to enable you to add value to the property and close to popular local schools and neighbourhood shops

This house stands on a corner plot and has the potential to create more off road parking space at the front whilst at the rear is a compact garden.

Inside the house you will find that there is gas central heating from a combi boiler, UPVC double glazing and a really big lounge which extends from the front to the rear of the house. There is space for a table and chairs within the kitchen and the house has a downstairs W/C and upstairs you will find three really well proportioned bedrooms as well as a family bathroom with a modern white suite and shower fitting over the bath.

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Fitted mat and carpet. Stairs leading to the first floor. Door leading into the ...

LOUNGE

19'8 x 10'5 front to rear (5.99m x 3.18m front to rear)
Fitted carpet. Two radiators. UPVC double glazed windows to both the front and rear of the room. Attractive timber fireplace surround and living flame gas fire.

KITCHEN WITH DINING

19'7 x 11'5 max front/rear/side (5.97m x 3.48m max front/rear/side)
Grey laminate flooring. Part tiled walls. A range of wall cupboards and base units with a natural timber effect finish together with integrated electric hob, cooker hood and double oven. Radiator. Concealed Baxi gas combi boiler. Spotlights. Three UPVC double glazed windows with fitted blinds. UPVC double glazed external door. Storage cupboard.

W/C

Grey laminate floor. Low level W/C

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

13'10 x 8'5 + recess front (4.22m x 2.57m + recess front)
Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe

BEDROOM TWO

10'11 x 10'6 front (3.33m x 3.20m front)
Fitted carpet. Radiator. UPVC double glazed window

BEDROOM THREE

10'4 x 8'6 rear (3.15m x 2.59m rear)
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

BATHROOM

11'5 x 5'6 side (3.48m x 1.68m side)
Vinyl flooring. Part tiled walls. Shaped white bath with shower fitting and screen over. Low level W/C. Wash basin. UPVC double glazed window with fitted blind. Stainless steel central heated towel rail radiator. Spotlights. Electric shaver socket.

OUTSIDE

There is a paved driveway and garden to the front which offers the potential for extra parking space. To the rear is a compact and enclosed garden.





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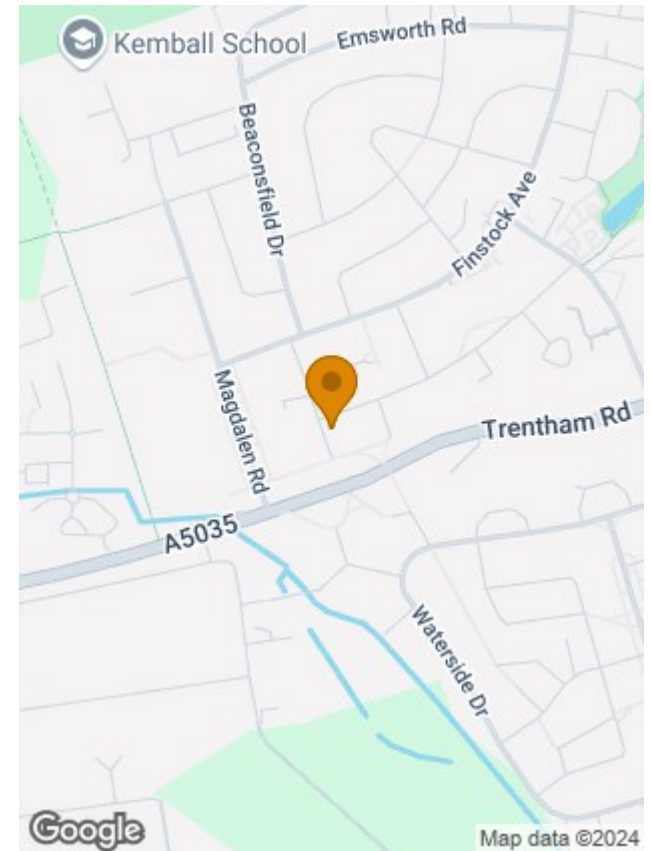


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google

Map data ©2024

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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