

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Highfield Drive, Blurton, Stoke-On-Trent, ST3 2BU

£185,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Downstairs Cloakroom/ WC
- Popular Location
- A Traditional Semi-Detached House
- Two Reception Rooms
- Gas Combi Boiler And UPVC Double Glazing
- No Onward Chain

A traditional semi-detached house in a desirable location!

You will find this bay windowed, traditional semi-detached house in a prominent position on the corner of Hollybush Crescent and Highfield Drive.

This is a really popular place to live conveniently close for access to local schools, the A50 and Longton Town centre.

This property is being sold with no onward chain and has neat, well stocked and very attractive gardens together with a paved driveway from Hollybush Crescent leading to a detached brick garage with light, power and a roller shutter door.

Within the house you will find ideal family accommodation with two reception rooms and three bedrooms. The smallish bedroom is very much a child's bedroom but there is also a spacious shower room with a room width walk in shower. Heating is from a gas combi boiler, there is UPVC double glazing and a real bonus for a family is the downstairs cloakroom/ WC.

We're sure that you will want to redecorate and upgrade this property to your own liking in time but it is certainly a house that you can move into.

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



PORCH

UPVC double glazed external door and window.

ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor.

CLOAKROOM/ WC

White low level WC. UPVC double glazed window with fitted venetian blind.

DINING ROOM

12'8 into bay x 10'6 front (3.86m into bay x 3.20m front)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

LOUNGE

11'10 x 10'8 rear (3.61m x 3.25m rear)

Fitted carpet. Radiator. UPVC double glazed windows and double doors leading out on to the patio all with fitted vertical blinds. Feature fireplace with living flame effect electric fire. Feature display shelving.

KITCHEN

15'11 x 6'4max (4.85m x 1.93mmax)

With a range of wall cupboards and base units with an off white finish. Concealed Worcester gas combi boiler. Two UPVC double glazed windows with fitted roller blinds. UPVC double glazed external door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM ONE

13'1 into bay x 10'7 front (3.99m into bay x 3.23m front)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

BEDROOM TWO

11'10 x 8'10 to face of wardrobes rear (3.61m x 2.69m to face of wardrobes rear)

Fitted carpet. Radiator. UPVC double glazed window. A range of built in wardrobes.

BEDROOM THREE

6'5 x 5'6 front (1.96m x 1.68m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

SHOWER ROOM

8'2 x 6'3 rear (2.49m x 1.91m rear)

Tile effect vinyl flooring. Tiled walls. White suite consisting of low level W/C, wash basin within a fitted unit and room width shower. Radiator. Two UPVC double glazed windows with fitted venetian blinds.

OUTSIDE


The property occupies a nice big corner plot on the corner of Hollybush Crescent. It has really neat, well stocked gardens behind privet hedges which feature two lawns, paved patio areas, shed and double gates from Hollybush Crescent leading into a paved driveway and to the ...

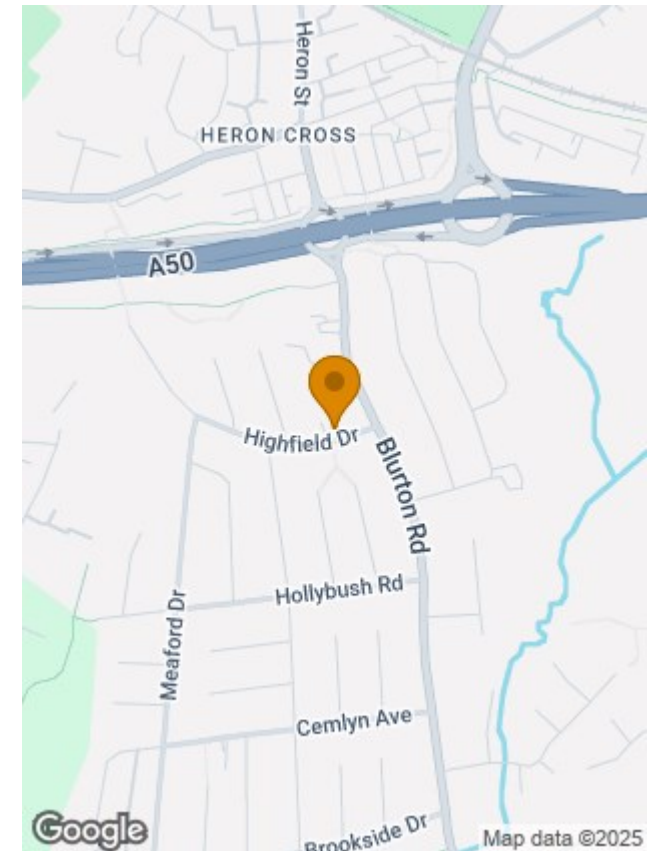
DETACHED BRICK GARAGE

Electric roller shutter door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(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 - B



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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