

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



17 Critchlow Grove, Blurton, Stoke-On-Trent, ST3 4BW

£130,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Mainly UPVC Double Glazing
- Modern Kitchen With Breakfasting Space
- A semi-Detached House
- Gas Central Heating
- Charming Garden
- No Direct Vehicle Access

A SEMI-DETACHED HOUSE WITH THREE BEDROOMS!

This semi-detached house in Critchlow Grove, which is to be found off Railton Avenue and close to Drubbery Lane in Blurton, has been in the same ownership for very many years.

This property is being sold with no onward chain and whilst it would benefit from general updating it is a house that you could move in to as it stands and update in time. It has the benefit from a modern kitchen, a first floor bathroom with white suite, three bedrooms, lounge which extends from the front to the back of the property and UPVC double glazing to many rooms as well as gas central heating.

There is no direct vehicle access to the property but it does have the benefit of a garage which is approached from Railton Avenue.

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



PORCH

UPVC double glazed front door and window. Fitted carpet. Door leading into the...

ENTRANCE HALL

Fitted carpet. Stairs to the first floor. Door leading into the ...

LOUNGE

19'1 x 10'3 front to rear (5.82m x 3.12m front to rear)

Fitted carpet. UPVC double glazed window at the front of the room with fitted venetian blind. Gas fire in surround. Double doors at the rear of the room leading into the...

LEAN TO SUN ROOM/ CONSERVATORY

8'7 x 5'9 (2.62m x 1.75m)

Timber single glazed windows and door. Carpet

KITCHEN WITH BREAKFASTING SPACE

10'10 x 10'5 rear/ side (3.30m x 3.18m rear/ side)

Tile effect vinyl flooring. Tiled walls. Range of modern white wall cupboards and base units. Radiator. Gas cooker. Washing machine

UTILITY ROOM

8' x 7'5 side (2.44m x 2.26m side)

Vinyl flooring. Panelled walls. Wall mounted Gloworm gas central heating boiler. UPVC double glazed window to the front and timber single glazed window to the side of the room. Door leading to the...

REAR HALL

9'7 x 4'8 (2.92m x 1.42m)

Vinyl flooring. Timber single glazed window and door into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Airing cupboard containing the insulated hot water cylinder. Access to the loft.

BEDROOM ONE

10'11 x 10'3 front (3.33m x 3.12m front)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes

BEDROOM TWO

11' x 7'8 (3.35m x 2.34m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in wardrobes

BEDROOM THREE

10'3 x 5'10 to wardrobes (3.12m x 1.78m to wardrobes)

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

BATHROOM/ WC

7'9max x 7'7 (2.36mmax x 2.31m)

Fitted carpet. Tiled walls. White suite. Two UPVC double glazed windows. Radiator.

OUTSIDE

There is a neat front garden to the property with a lawn and borders behind a privet hedge whilst to the rear there is a charming garden with paved patio, lawn, timber shed and greenhouse.

DETACHED GARAGE

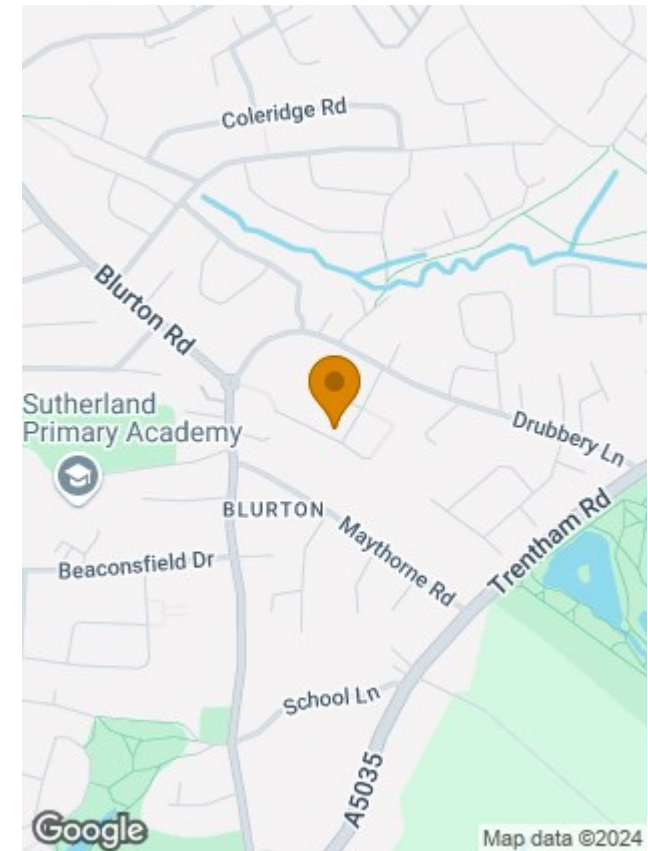
In the ownership of this property there is a detached precast concrete garage which fronts to Railton Avenue. It is the left hand one of the pair on the left hand side of Railton Avenue as you approach from Drubbery Lane. Whilst the garage is in the ownership of 17 Critchlow Grove the land on which it stands and in front of it is in the ownership of the City Council and an annual ground rent of approximately £85 is payable annually.

There is no direct vehicle access to this house. You approach on foot either by Railton Avenue or from the top of Critchlow Grove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

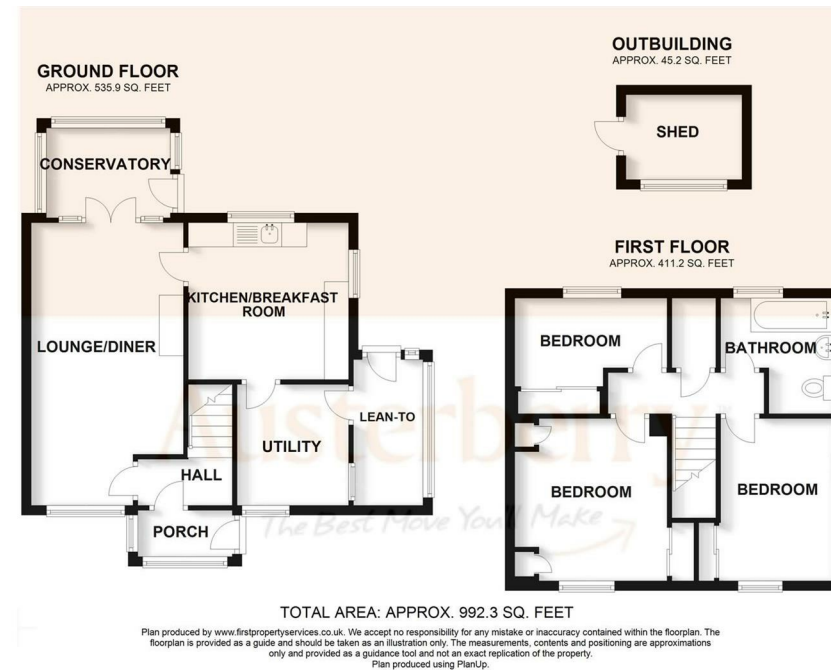
Tenure - Freehold

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

Austerberry[™]
the best move you'll make