

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Maythorne Road, Blurton, Stoke-On-Trent, ST3 3AE

£265,000

- An Exceptional Property!
- Two Reception Rooms
- Separate Utility Room
- Impressive Bathroom With Bath + Shower
- Three Proper Bedrooms
- Fitted Kitchen With Integrated Appliances
- Downstairs Cloakroom
- Long Drive. Brick Garage. Delightful Gardens

An exceptional property in a desirable location!

The standard of accommodation and presentation offered by this very fine semi-detached house in Maythorne Road is truly exceptional.

The house combines two elegant and spacious reception rooms with a well fitted kitchen with separate appliances and a separate utility room, ground floor cloakroom and three spacious bedrooms. The bathroom is a particularly well appointed room with a roll top bath and separate shower. Whilst to the side of the house you will find a long block paved driveway with space to park several vehicles in addition to a detached brick built single garage.

To the rear of the property is a delightful and imaginatively laid out garden which faces south/south west, has an area of decking, two paved patios, manageable lawns and an abundance of mature shrubs in addition to a very productive apple tree.

Heating is from a recently installed gas combi boiler and there is UPVC double glazing throughout with the exception of an original stained glass window and original art deco style single glazed front door.

This is an unusually impressive property within walking distance of Longton park and it is a very fine family home indeed.

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



PORCH

UPVC double glazed double external doors. Tiled floor.

ENTRANCE HALL

Original art deco style front door. UPVC double glazed window. Twin coat/ storage cupboards to each side of the front door. Double radiator. Coving. Stairs to the first floor.

CLOAKROOM / WC

Laminate look flooring. Tiled walls. UPVC double glazed window. White low level WC and wash basin within a fitted unit.

DINING ROOM

13'8 into bay x 12'2 front (4.17m into bay x 3.71m front)

A most elegant room! UPVC double glazed bay window. Double radiator. Fitted carpet. Timber fire surround with marble hearth and inserts and living flame gas fire. Coving.

LOUNGE

12'11 x 12'2 rear (3.94m x 3.71m rear)

Wood flooring. Radiator. Elegant fireplace with living flame gas fire. UPVC double glazed windows and doors to the garden. Coving. External sunshade.

FITTED KITCHEN

9'7 x 6'9 side (2.92m x 2.06m side)

With a tiled floor and part tiled walls. Shaker style wall cupboards and base units together with an integrated gas hob, stainless steel cooker hood, eye level double oven and dishwasher. UPVC double glazed window with fitted vertical blinds. Double radiator.

UTILITY ROOM

7'2 x 6' rear (2.18m x 1.83m rear)

With a range of base units and worktops to match the kitchen. Tiled flooring which is a continuation of that in the kitchen. Plumbing for washing machine and space for fridge freezer. Wall mounted Ideal gas combi boiler. Two UPVC double glazed windows and UPVC double glazed rear external door.

FIRST FLOOR

LANDING

Approached by an interesting staircase with half landing, Fitted carpet. UPVC double glazed window. Coving.

BEDROOM ONE

14'4 x 10'3 to face of wardrobes front (4.37m x 3.12m to face of wardrobes front)

Fitted carpet. Radiator. UPVC double glazed bay window. Excellent range of fitted wardrobes to the whole of one wall.

BEDROOM TWO

12'11 x 9'7 to face of wardrobes rear (3.94m x 2.92m to face of wardrobes rear)

Laminate flooring. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes to the whole of one wall.

BEDROOM THREE

8'10 x 6'11 (2.69m x 2.11m)

Laminate flooring. Radiator. UPVC double glazed bay window. Picture rail. Access to the loft via a fold down loft ladder.

VERY WELL APPOINTED BATHROOM

9'4 x 6'9 rear/side (2.84m x 2.06m rear/side)

Laminate look vinyl flooring. Part tiled walls. White roll top bath with side mixer taps, separate walk in shower, low level W/C and a wash basin within a fitted unit. Radiator. UPVC double glazed window to the rear of the room with fitted roller blind and lovely original stained single glazed window to the side. Fitted mirror.

OUTSIDE

There is a neat walled front garden with lawn and borders and a block paved driveway with space to park several cars which leads to the detached brick built single garage.

The rear garden is a real feature of this house it faces south/ south west, has two paved patio areas, lawn, numerous established trees and shrubs including a very productive apple tree. An archway leads through to an area of composite decking together with paving and there is also a garden shed. The house has outside lighting and an outside tap.

DETACHED BRICK SINGLE GARAGE

Up and over door. UPVC double glazed window. Light and power.





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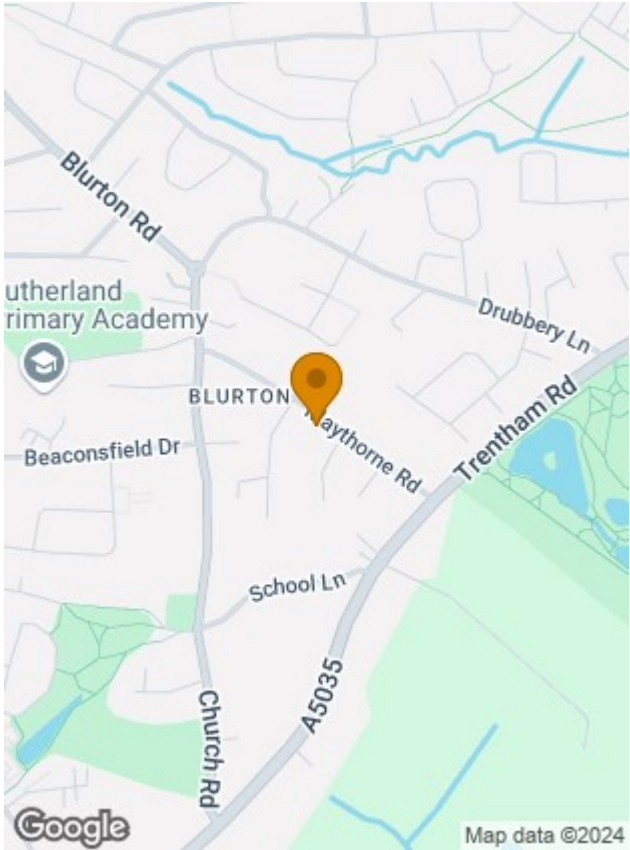


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Google Map data ©2024

MATERIAL INFORMATION

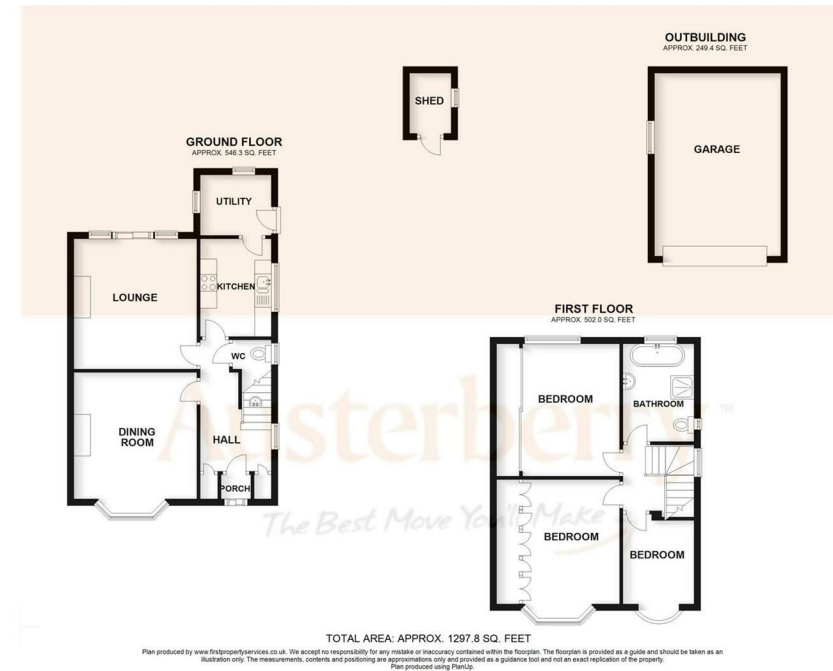
Tenure - Freehold

Council Tax Band - 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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