

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



90 Magdalen Road, Blurton, Stoke-On-Trent, ST3 3HU

£150,000

- A Large Town House
- Fitted Kitchen With Dining Space
- Wet Room
- Convenient Location
- Three Huge Double Bedrooms
- Utility Area With Wc
- Spacious Living Room
- Great Potential!

A DECEPTIVELY LARGE TOWNHOUSE WITH THREE DOUBLE BEDROOMS!

Magdalen Road is a quiet street in Blurton which provides easy access to Trentham Road and a convenient position only a short distance away from Sir Stanley Matthews Academy High School.

This property has been a family home for many years and whilst in need of some selective updating throughout, the potential and size of the accommodation makes it a real rare prospect.

The ground floor has its own hallway upon entrance, a spacious living room, a practical kitchen with space to dine and a separate utility area with WC. The first floor offers three huge double bedrooms and a wet room.

There is a garden at the back which has real potential and at the front of the property there are low maintenance gardens as well as the potential for conversion into off road parking subject to the appropriate consent.

See our online virtual tour and for more information please contact us.



ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator

LIVING ROOM

16'03 max x 10'05 (4.95m max x 3.18m)

UPVC double glazed bow window. Fitted carpet. Radiator. Gas fire.

KITCHEN

11'05 max x 11'04 max (3.48m max x 3.45m max)

Timber single glazed window. Tile effect floor. Radiator. A range of wall cupboards and base units. Ample worktop space. Part tiled walls.

UTILITY AREA

UPVC double glazed rear door. Tile effect floor. Radiator. Wall cupboards and base units. Separate W/C with single glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard with Worcester combi boiler.

BEDROOM ONE

13'10 max x 11'07 max 8'04 min (4.22m max x 3.53m max 2.54m min)

Timber single glazed window. Fitted carpet. Radiator.

BEDROOM TWO

13'10 max x 10'05 max (4.22m max x 3.18m max)

Two timber single glazed windows. Fitted carpet. Radiator

BEDROOM THREE

13'06 max x 9'11 max (4.11m max x 3.02m max)

Two timber single glazed windows. Fitted carpet. Radiator. Store cupboard. Access to the loft.

WET ROOM

9'07 x 5'05 (2.92m x 1.65m)

Timber single glazed window. Vinyl floor. Radiator. Fully tiled walls. W/C, wash basin and electric shower.

OUTSIDE

To the rear of the property there is a patio area with lawns.

At the front of the house there is an enclosed low maintenance front garden. On street parking.





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MATERIAL INFORMATION

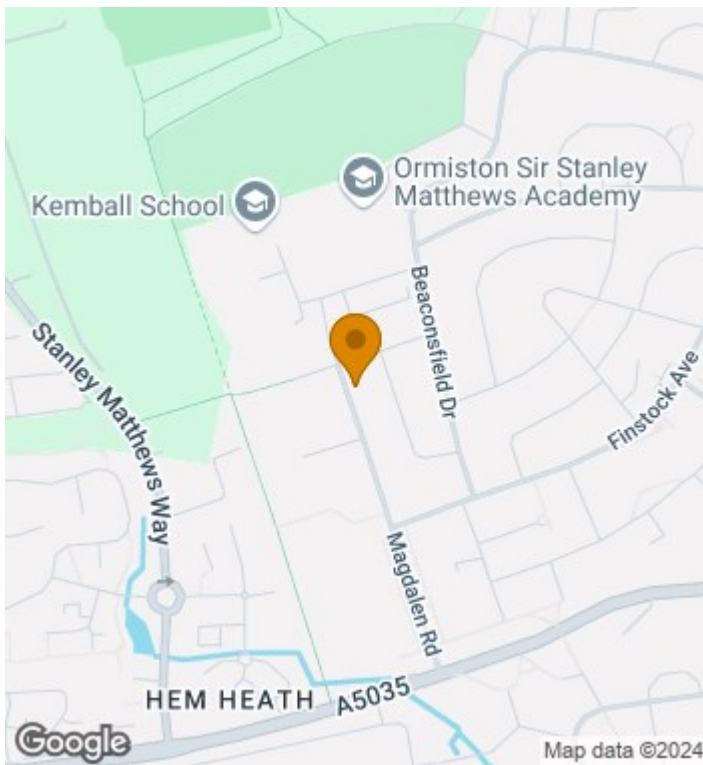
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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	



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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