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the best move you'll make

Estate Agents

Letting and Management Specialists



4 Milnes Close, Blurton, Stoke-On-Trent, ST3 2HB

Offers In The Region Of

£164,950

- Semi-Detached Bungalow
- Two Bedrooms
- Level Plot
- UPVC double glazing
- Convenient Location
- Long Drive
- Combi Boiler
- Refitted shower room

IDEAL CONVENIENT LOCATION!

This semi-detached bungalow really could be in a more convenient location. It is literally only a short distance away from neighbourhood shops, bus routes and not far at all from Longton town centre.

The property itself benefits from gas central heating from a combi boiler, UPVC double glazing throughout and a recently fitted shower room. The kitchen has a range of modern base units together with integrated oven and hob.

The bungalow stands on a level plot and has a long driveway to the side with parking space for several vehicles.

For more information please call or email.



KITCHEN

12'1 x 8'5 front/side (3.68m x 2.57m front/side)

UPVC double glazed front door. Two UPVC double glazed windows to the front and side of the property, The window to the side of the room has a fitted roller blind. Range of grey base units together with worktops together with integrated gas hob eye level oven and microwave. Plumbing for washing machine and radiator.

LOUNGE

15'9 x 10'10 (4.80m x 3.30m)

Fitted carpet. Radiator. UPVC double glazing bow window with fitted vertical blinds. feature fireplace and gas fire.

INNER HALL

Fitted carpet. Storage cupboard containing the Baxi gas combi boiler for gas and central heating and hot water.

BEDROOM ONE

12'10 x 9'6 rear (3.91m x 2.90m rear)

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

BEDROOM TWO

9'10 x 9'8 (3.00m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window and UPVC double glazed rear door leading into the garden.

SHOWER ROOM

6'2 x 5'6 (1.88m x 1.68m)

Room width rain head shower. Wash basin within a fitted unit. W/C with concealed cistern. UPVC double glazed window with fitted vertical blinds. Radiator. Spotlights. Extractor.

OUTSIDE

To the front of the property the garden features a lawn together with established shrubs. Whilst to the rear is a paved patio area and various beds.

To the side of the bungalow there is a long driveway with double gates, power socket and cold water tap.





MATERIAL INFORMATION

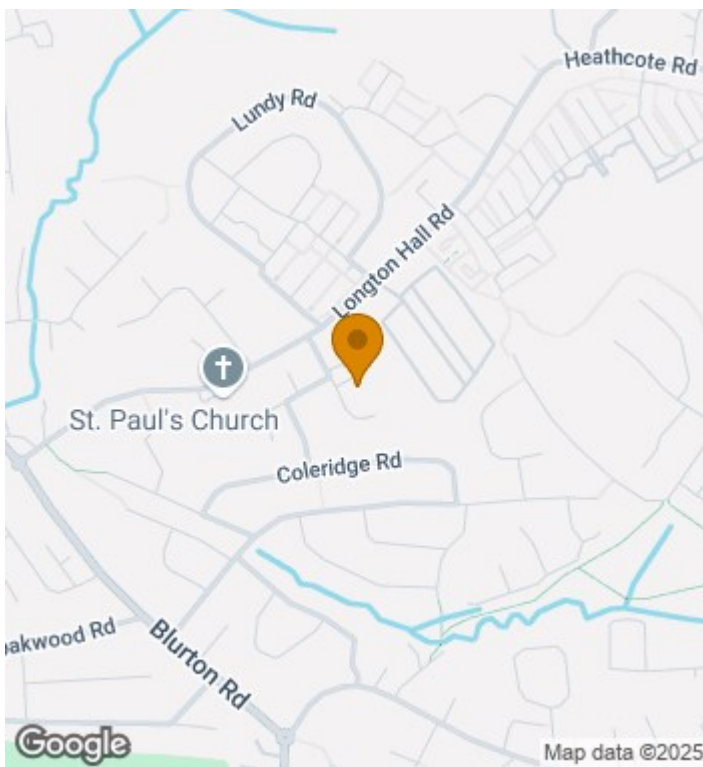
Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(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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