

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Park View Close, Blurton, Stoke-On-Trent, ST3 2BF

£150,000



- Watch Our Online Video Tour!
- Modern Fitted Kitchen
- UPVC Double Glazing
- Off Road Parking
- Spacious Accommodation
- Vaillant Combi Boiler
- Contemporary Decoration
- No Onward Chain

A modernised two bedroom semi-detached house!

This property in Blurton is offered for sale with no onward chain and we think it would make the perfect first time buy. There is an entrance hall as you step through the front door and a useful ground floor WC.

The ground floor also features a modern fitted kitchen providing plenty of cupboard and worktop space as well as being home to the Vaillant combi boiler. There is a spacious lounge at the rear of the property with stunning patio doors which lead into the enclosed rear garden and the ground floor is complimented by the stylish and practical herringbone style LVT flooring throughout.

The first floor provides a large and well proportioned master bedroom at the rear along with another well-sized bedroom, as well as the bathroom. Contemporary decoration is apparent throughout and the property is complete with UPVC double glazed windows.

Off road parking is available at the front of the house thanks to the driveway and the rear garden is enclosed and laid out for low maintenance.

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



## ENTRANCE HALL

UPVC double glazed front door. Herringbone style luxury vinyl tile flooring. Radiator.

## CLOAKS/WC

UPVC double glazed window. Herringbone style luxury vinyl tile flooring. Radiator. W/C and stylish wash basin within a store cupboard.

## KITCHEN

10'02 max x 5'06 (3.10m max x 1.68m)

Two UPVC double glazed windows. Herringbone style luxury vinyl tile flooring. Range of wall cupboards and base units with soft close doors and integrated fridge, electric oven and hob. Wall mounted extractor. Vaillant gas combi boiler.

## LIVING ROOM

17'07 max x 12'08 max (5.36m max x 3.86m max )

UPVC double glazed patio doors and windows. Herringbone style luxury vinyl tile flooring. Two radiators. Flueless gas fire. Store cupboard.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. Access to the loft.

## BEDROOM ONE

12'09 max x 12'04 max (3.89m max x 3.76m max)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

12'08 max x 8'09 max 6'06 min (3.86m max x 2.67m max 1.98m min)

UPVC double glazed window. Fitted carpet. Radiator.

## BATHROOM

6'07 x 6'05 (2.01m x 1.96m)

UPVC double glazed window. Vinyl flooring. Radiator. Part tile walls. W/C, wash basin and bath with shower over.

## OUTSIDE


To the rear of the property there is an enclosed garden surfaced with decorative white gravel and a timber shed.

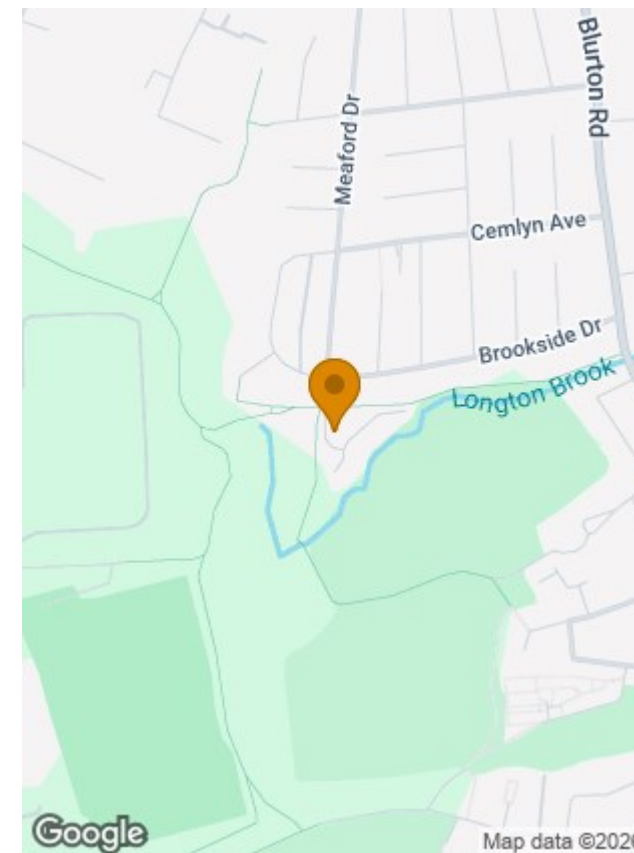
At the front of the property there is a driveway providing off road parking and low maintenance gardens.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:enquiries@austerberry.co.uk)

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