

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



164 Longton Hall Road, Blurton, Stoke-On-Trent, ST3 2EJ

£160,000

- Two Bedrooms
- Stylish Bathroom
- Stunning Sunroom
- Private Rear Garden
- Cosy Living Room
- Utility Room
- Fitted Kitchen
- Potential For Off Road Parking

This house on Longton Hall Road is full of surprises and you will have to search far and wide to find a property that in this price bracket offers so much.

The ground floor features a cosy living room, a fitted kitchen with space to dine, a stylish bathroom, a utility room and a stunning sunroom at the rear with patio doors into the garden. The sunroom offers flexible accommodation and was previously operated as a bedroom, although it has obvious potential as a home office.

The first floor provides two bedrooms, with the larger of the two having a it's own suite with a toilet and wash basin.

At the front of the property, you will find a gravelled front garden which offers the potential for off road parking, subject to appropriate consent.

The rear garden offers space to relax and there is a real sense of privacy and practicality.

Our video tour is available for you to view and viewings can be arranged by calling us on 01782 594595 or emailing us at sales@austerberry.co.uk



GRIUND FLOOR

ENTRANCE HALL

Timber front door. Laminate flooring. Stairs to the first floor.

LIVING ROOM

15'7 max, 10'3 min x 12'6 max (4.75m max, 3.12m min x 3.81m max)
UPVC double glazed bay window. Laminate flooring. Radiator.

KITCHEN

15'9 max x 6'1 (4.80m max x 1.85m)
Tiled floor. Two UPVC double glazed windows. Radiator. Part tiled walls. Range of wall cupboards and base units.

BATHROOM

7'10 x 4'11 (2.39m x 1.50m)
Internal timber single glazed window. Tiled floor and part tiled walls. Feature radiator.
Bath with shower over, wash basin in a vanity unit and a wc. Extractor.

UTILITY ROOM

17'6 max x 4'10 max (5.33m max x 1.47m max)
Tiled floor. UPVC double glazed window. Radiator. Wall mounted electric heater. Range of wall cupboards and base units.

SUN ROOM

11'4 max x 7'4 max (3.45m max x 2.24m max)
Two UPVC double glazed windows. UPVC double glazed patio doors into the garden.
Bamboo flooring. Wall mounted electric heater.

FIRST FLOOR

LANDING

Fitted carpet. Access to the loft.

BEDROOM ONE

12'5 max x 10'2 max (3.78m max x 3.10m max)
Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE

Tiled floor and part tiled walls. Wash basin and wc.

BEDROOM TWO

12'4 max x 7'8 max (3.76m max x 2.34m max)
Fitted carpet. Radiator. Fitted wardrobe/storage cupboard containing the gas combi boiler. UPVC double glazed window.

OUTSIDE

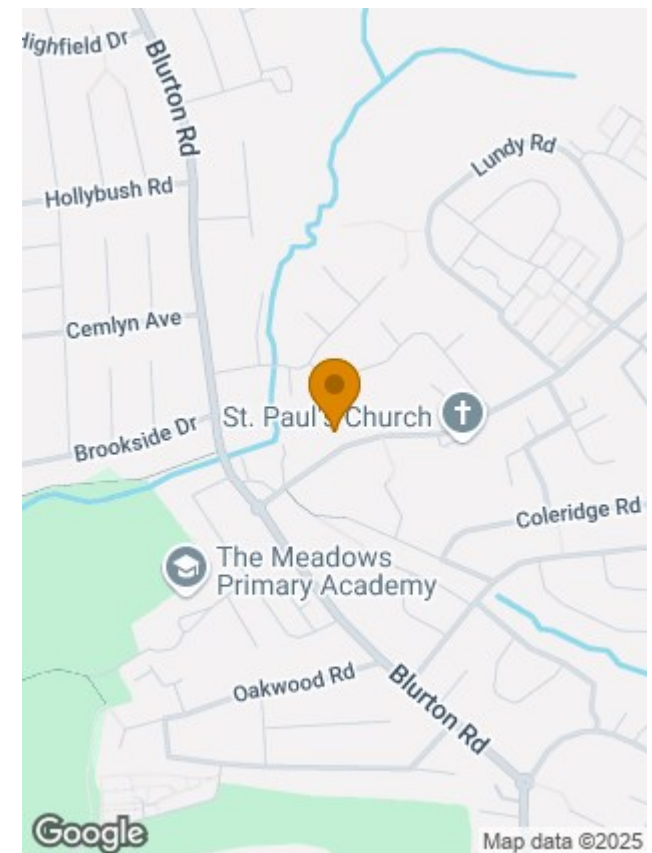
The front garden is gravelled and has the potential to be converted into a driveway, subject to appropriate consent.

To the rear there is a block paved area and pathway, patio, lawns and crazy paved area with a timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	83
(81-91) B		
(69-80) C		
(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 



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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