

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



43 Ripon Road, Blurton, Stoke-On-Trent, ST3 3BT

£175,000



- A Superb Property
- Recent Bosch Combi Boiler
- Three Bedrooms
- Block Paved Drive
- Fully Updated And Improved
- Bathroom With Bath & Shower
- UPVC Double Glazing
- Large Detached Garage

EXCEPTIONAL... AND CLOSE TO SHOPS, SCHOOLS AND BUS ROUTES!

We sold this property to its current owners around 8 years ago and since then they have completely transformed and updated their home so that it can now offer the very highest standard of presentation and accommodation.

Heating is from a recently installed Bosch combi boiler and there is also electric under floor heating in the combined kitchen and dining room. Most radiators have been replaced as have the internal doors. The kitchen has been refitted to a very high standard and there is now a delightful downstairs cloakroom and a separate utility room. On the first floor you will find three very well proportioned bedrooms as well as a delightful bathroom which features a bath and also a spacious walk in rain head shower.

The house has UPVC double glazing as well as a composite double glazed front door and an extensive block paved driveway which leads to the large detached single garage.

Do please note that this property is conveniently close to neighbourhood shops, schools and bus routes.

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





## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Modern vertical radiator. Stairs leading to the first floor. Solid timber door leading into the...

### LOUNGE

19'8 x 10'6 front to rear (5.99m x 3.20m front to rear )  
Fitted carpet. Radiator. UPVC double glazed window to the front of the room with fitted vertical blinds. UPVC double glazed doors at the rear leading out on to the decking.

### KITCHEN WITH DINING AREA

11'6 x 11'3 rear/ side (3.51m x 3.43m rear/ side)  
Laminate flooring. Part tiled walls. Complete range of wall cupboards and base units with a pale green finish and complete with integrated gas hob, stainless steel cooker hood and double under oven. Plumbing for dishwasher. Illuminated shelving. Space for tall fridge freezer. Electric under floor heating. Two UPVC double glazed windows with fitted blinds. Radiator.

### REAR HALL

Laminate flooring.

### CLOAKROOM

4'10 x 4'1 (1.47m x 1.24m)  
Tiled floor and part tiled/part panelled walls. White wash basin and WC within fitted units. Modern vertical towel rail radiator. UPVC double glazed window with fitted vertical blinds. Storage cupboard with shelving and light.

### UTILITY ROOM

12'9 x 5'8 side (3.89m x 1.73m side)  
Tiled floor. Three UPVC double glazed windows with fitted vertical blinds and UPVC double glazed external door. Plumbing for washing machine and space for dryer. Modern vertical radiator.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft via a loft ladder - we understand that the loft is boarded and insulated and has a light.

### BEDROOM ONE

13'11 x 11'7 max (4.24m x 3.53m max)  
Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

10'10 x 10'06 (3.30m x 3.20m)  
Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10'5 x 8'6 (3.18m x 2.59m)  
Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/ WC

11'5 x 5'6 side (3.48m x 1.68m side)  
Laminate flooring. Part tiled walls. White panelled bath with shower fitting, wash basin within a fitted unit, ow level WC and a large walk in rain head shower. Antique style radiator and towel rail. UPVC double glazed window with fitted blind. Concealer Worcester Bosch combi boiler.

### OUTSIDE

There is an attractive area of decking to the rear garden.

There are ornamental railings to the front of the property behind which is a lawned front garden. An extensive block paved driveway leads to the...


### LARGE DETACHED SINGLE GARAGE

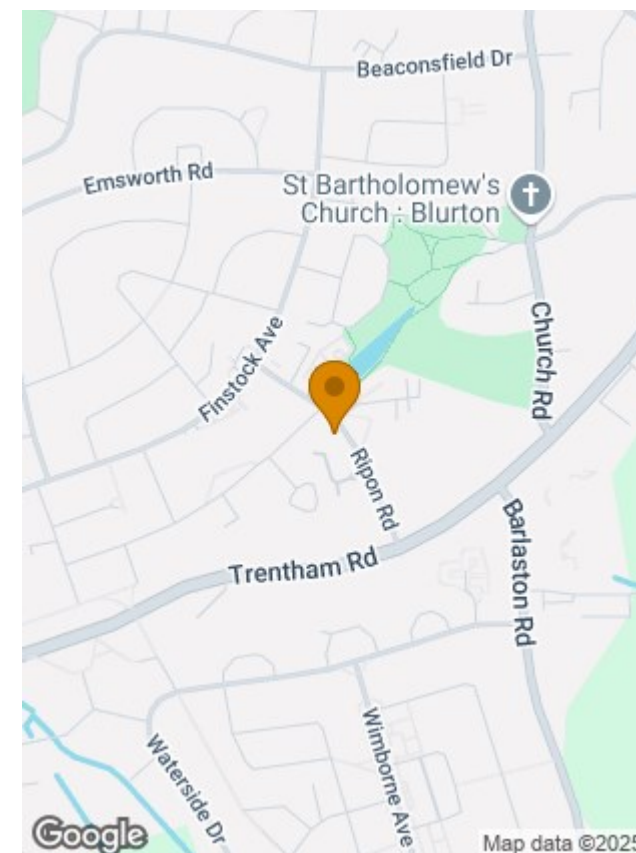
Up and over door.







| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs   |           |           |
| (92 plus) <b>A</b>  | <b>72</b> | <b>85</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</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

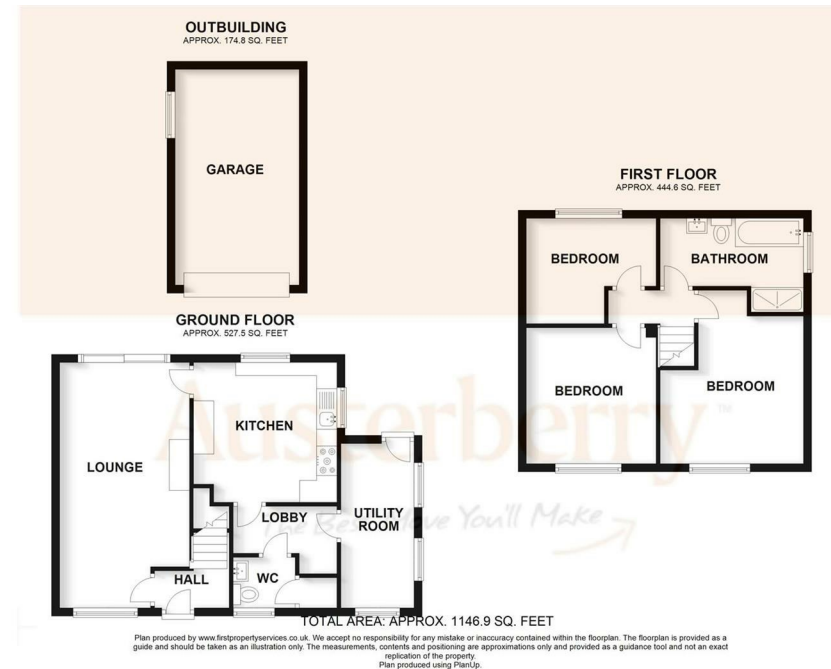
Tenure - Freehold

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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