

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Wingate Walk, Blurton, Stoke-On-Trent, ST3 3NA

£125,000

- Watch Our Online Video Tour!
- UPVC Double Glazing
- Combi Boiler
- Spacious Accommodation
- Downstairs W/C
- Gardens To Front And Rear
- No Onward Chain!
- Three Bedrooms

A three bedroom property in a an ideal Blurton location!

This house on Wingate Walk has been a much loved family home for many years, but it is now offered for sale with no onward chain, providing an opportunity for its new owner to upgrade it at their leisure.

The property is in need of some modernisation throughout but it does already benefit from UPVC double glazed windows, gas central heating from a combi boiler and recent works to the roof!

Internal accommodation is spacious throughout and there are gardens to both the front and rear. On street parking is available only walking distance away.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

16'02 x 10'05 (4.93m x 3.18m)

UPVC double glazed window. Fitted carpet. Radiator.

KITCHEN

11'05 x 11'05 (3.48m x 3.48m)

UPVC double glazed window. Vinyl flooring. Radiator. Range of wall cupboards and base units with an integrated oven and electric hob. Part tiled walls.

UTILITY

8'02 x 7'10 (2.49m x 2.39m)

UPVC double glazed door into the lean to. Laminate floor. Tiled walls. Store cupboard.

LEAN TO

10'06 x 5'03 (3.20m x 1.60m)

Storage space. W/C. Access to the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard containing the Vaillant combi boiler.

BEDROOM ONE

13'10 x 8'04 (4.22m x 2.54m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

BEDROOM TWO

10'10 x 10'06 (3.30m x 3.20m)

Two UPVC double glazed windows. Fitted carpet. Radiator.

BEDROOM THREE

10'05 max x 8'07 max (3.18m max x 2.62m max)

UPVC double glazed window. Fitted carpet. Radiator

SHOWER ROOM

8'03 x 5'05 (2.51m x 1.65m)

UPVC double glazed window. Vinyl flooring. Radiator, W/C, wash basin and shower compartment with a glass divide.

OUTSIDE

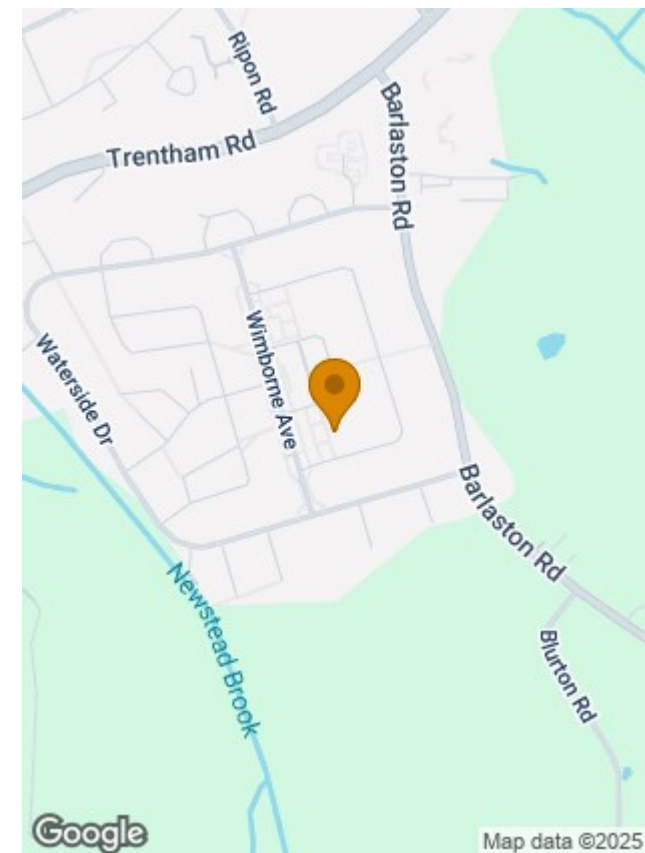
To the rear of the property there is an enclosed low maintenance garden with a timber shed.

At the front there is a low maintenance garden and on street parking is available nearby.





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



MATERIAL INFORMATION

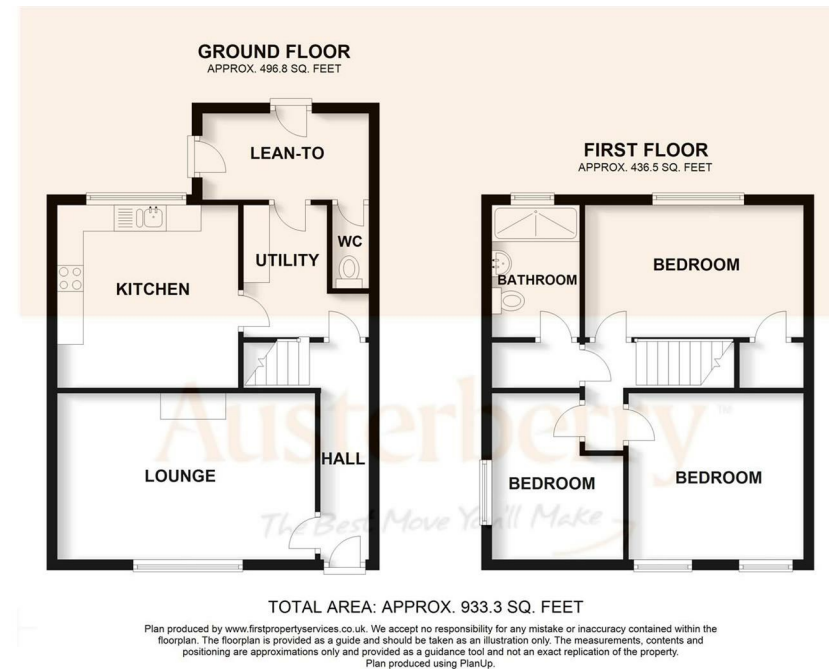
Tenure - Freehold

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

Austerberry[™]
the best move you'll make