

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Gwenys Crescent, Blurton, Stoke-On-Trent, ST3 2DB

£180,000

- Three Good Sized Bedrooms!
- No Chain!
- Separate Bathroom And Wc
- Block Paved Driveway
- Spacious Accommodation
- Two Reception Rooms
- Pleasant Rear Garden
- Delightful Cul-De-Sac Location

A semi-detached house with three good-sized bedrooms!

Located in this ideal Blurton position, this semi-detached house is certain to be of interest to first time buyers and families that are looking for sizeable bedrooms and plenty of accommodation.

Loved and cared for by the present owner for many years, the property is now offered for sale with no onward chain, and provides a real opportunity for the new owners to modernise the property where required. You may even choose to reconfigure the accommodation subject to the appropriate consent.

At the present, the ground floor provides a spacious hallway with stores, two well sized reception rooms boasting plenty of character, a kitchen and a lean to at the back connecting the house to the garage.

The first floor features a separate bathroom and WC, as well as three generously sized bedrooms, with the third bedroom being so much bigger than in properties that you have already viewed!

There is a pleasant garden to the rear and an abundance of off road parking available at the front thanks to the fully block paved driveway.

Gwenys Crescent is a delightful cul-de-sac just off Highfield Drive and this corner plot property is within close proximity to many local amenities and schools.

For more information please contact us.



GROUND FLOOR

ENTRANCE PORCH

Fitted carpet. UPVC double glazed door.

ENTRANCE HALL

Fitted carpet. UPVC double glazed door. Storage heater. Store cupboard.

SITTING ROOM

11'6 x 11'5 (3.51m x 3.48m)

Fitted carpet. UPVC double glazed bay window and security roller shutter. Storage heater. Gas fire.

LIVING ROOM

12'11 x 11'7 (3.94m x 3.53m)

Timber single glazed window with secondary glazing and security roller shutter. Fitted carpet. Storage heater. Gas fire.

KITCHEN

9'3 x 7'6 (2.82m x 2.29m)

Fitted carpet. UPVC double glazed window. Range of wall cupboards and base units. Store cupboard.

FIRST FLOOR

LANDING

Fitted carpet. Timber single glazed window with secondary glazing.

BEDROOM ONE

12'11 x 10'5 (3.94m x 3.18m)

Fitted carpet. Timber single glazed window with secondary glazing. Storage heater. Fitted wardrobes.

BEDROOM TWO

11'4 x 9'6 to face of wardrobes (3.45m x 2.90m to face of wardrobes)

Fitted carpet. UPVC double glazed bay window. Storage heater. Fitted wardrobes.

BEDROOM THREE

8'0 max, 5'6 min x 7'7 (2.44m max, 1.68m min x 2.31m)

Fitted carpet. Electric radiator. UPVC double glazed window. Bath with shower over and wash basin. Hot water cylinder.

WC

Fitted carpet. Wc. Timber single glazed window.

OUTSIDE

To the rear there is a small paved area and a lawn with borders.

There is a block paved driveway to the front of the house leading to the...

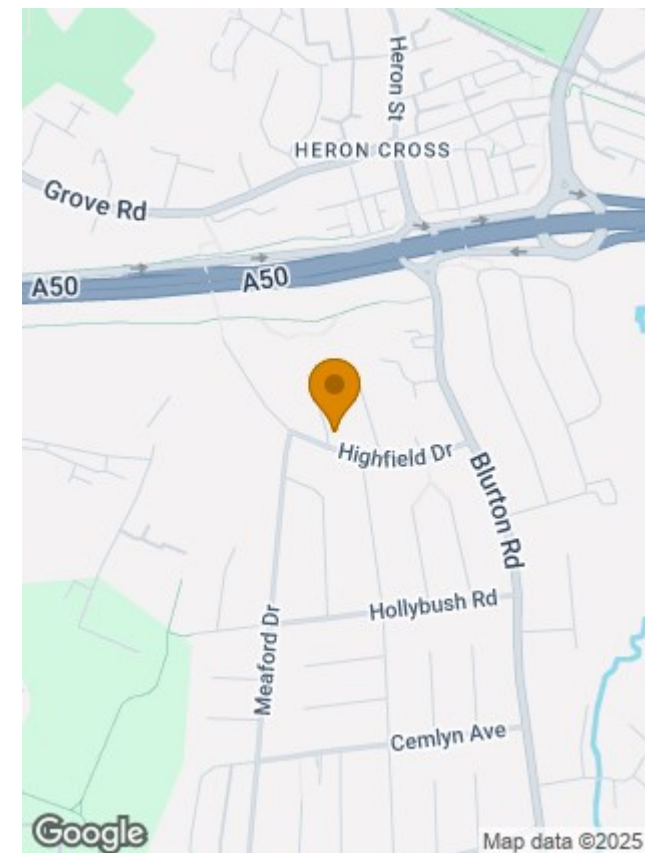
BRICK GARAGE

15'5 x 7'7 approx internal measurements (4.70m x 2.31m approx internal measurements)





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



MATERIAL INFORMATION

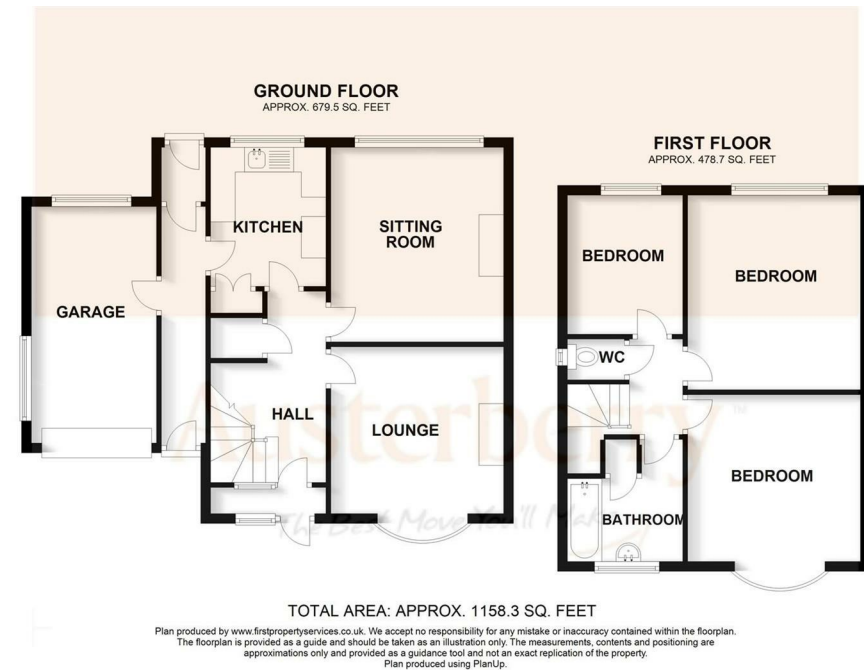
Tenure - Freehold

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

AusterberryTM
the best move you'll make