

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Cedar Grove, Blurton, Stoke-On-Trent, ST3 2AU

Offers In The Region Of

£160,000



- Three Bedrooms
- UPVC Double Glazing
- No Chain!
- Wide Plot
- Shower Room
- Gas Central Heating
- Potential For Improvement
- Cul-De-Sac Location

\*\*\* REDUCED FOR A QUICK SALE \*\*\*

## THREE BEDROOMS AND POTENTIAL FOR UPDATING!

Here is a traditional family-sized semi-detached house which has three bedrooms and is located in a popular residential cul-de-sac.

The property already has upvc double glazing and gas central heating but it will benefit from general modernisation and most definitely offers the opportunity to add value.

A notable feature of this property is the width of the plot that it occupies which already provides enough parking space for at least two or three vehicles but could provide additional parking space or even space to extend the property to the side subject of course to appropriate consent being obtained.

For more information please contact us.





## GROUND FLOOR

### SMALL ENTRANCE HALL

Stairs leading to the first floor.

### LOUNGE

13'2 into bay x 12'5 (4.01m into bay x 3.78m )

Fitted carpet. Radiator. UPVC double glazed bay window. Timber fireplace surround and gas fire.

### KITCHEN WITH DINING AREA

15'7 x 12'4 max (4.75m x 3.76m max)

Range of wall cupboards and base units with a medium colour timber finish together with integrated gas hob, stainless steel cooker hood, double under oven and fridge. Part tiled walls. Two UPVC double glazed windows with fitted roller blinds. Radiator.

### REAR HALL

UPVC double glazed rear door.

### WC

UPVC double glazed window. Wc.

## FIRST FLOOR

## LANDING

Stair and landing carpet. UPVC double glazed window.

### BEDROOM ONE

12'5 x 9'7 (3.78m x 2.92m)

Carpet. UPVC double glazed window.

### BEDROOM TWO

11'2 x 9'7 (3.40m x 2.92m)

Radiator. UPVC double glazed window. Built in cupboard.

### BEDROOM THREE

8'3 min x 5'7 (2.51m min x 1.70m)

Carpet. UPVC double glazed window. Bosch gas combi boiler.

### SHOWER ROOM

5'5 x 5'1 (1.65m x 1.55m)

UPVC double glazed window. White low level wc, pedestal wash basin and corner shower. Tiled walls. UPVC double glazed window with fitted roller blind. Extractor.


## OUTSIDE

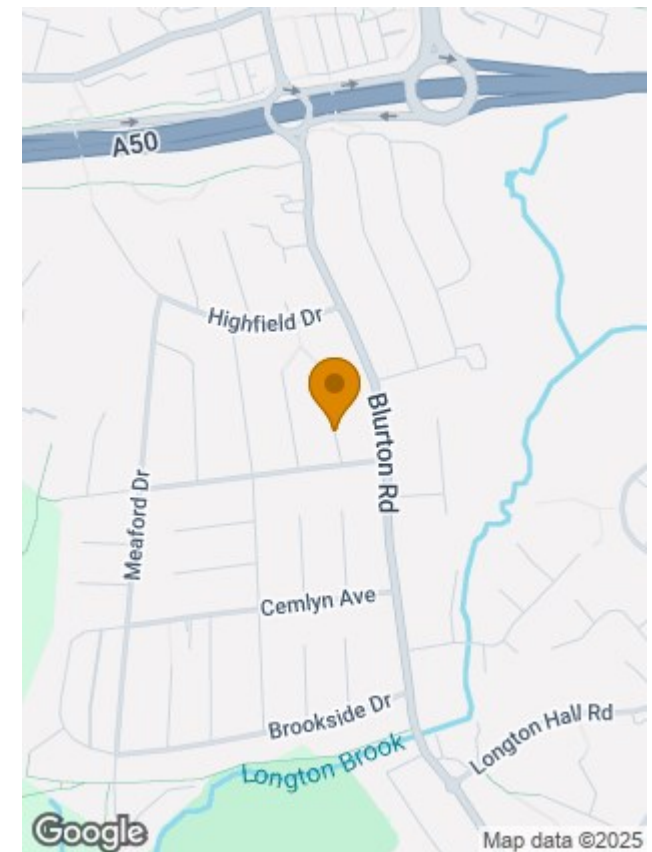
There is a wide paved driveway for two or three vehicles at the front of the house and potential additional parking space or space to extend the property (subject to planning permission) at the side. To the rear there is a large patio area, lawn and mature rhododendrons.







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

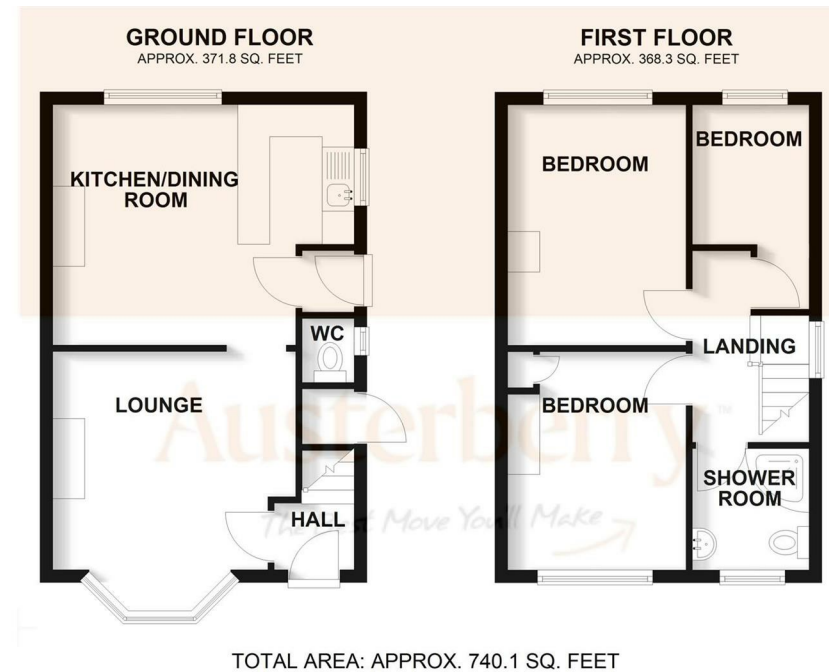
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

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