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the best move you'll make

Estate Agents

Letting and Management Specialists



Church View, 25 School Lane, Blurton, Stoke-On-Trent, ST3
3DU

Asking Price

£465,000

- A Detached Property of Quality
 - Study/Home Office
 - Master Bedroom with En-Suite
 - Detached Garage
- Four or Five Bedrooms
 - Fitted Kitchen and Sun Room
 - First Floor Family Bathroom
 - Upvc Double Glazing

THE BEST OF BOTH WORLDS!

There is no need to choose between single storey living in the form of a bungalow or two storey living in the form of a house because Church View offers the best of both worlds!

This individual, quality property not only occupies a superb location and is set within delightful low maintenance garden but also offers ground floor accommodation together with an en-suite shower room, second guest bedroom almost adjacent to the ground floor cloakroom and a ground floor study/fifth bedroom. The first floor features two further bedrooms as well as a family bathroom complete with shower.

This is a surprisingly large property which is also manageable and adaptable. Features include a tranquil formal sitting room as well as a fitted kitchen with space for a table and chairs plus an open archway leading into a delightful sun room. From this room patio doors open onto the south facing Indian stone patio and Church View also benefits from a detached brick and tile single garage together with a considerable amount of off road parking space in the sweeping driveway.

See our virtual viewing online and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Double glazed composite front door. Upvc double glazed windows. Tiled floor. Timber inner front door.

RECEPTION HALL

10'2" x 8'4" (3.10 x 2.54)

Wood laminate flooring. Radiator. Stairs to first floor. Storage/coat cupboard.

SITTING ROOM

16'0" x 13'2" (4.88 x 4.01)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind. Most elegant Minster style fireplace with living flame gas fire.

MASTER BEDROOM

12'7" x 12'4" (3.84 x 3.76)

Fitted carpet. Radiator. Upvc double glazed window.

EN-SUITE SHOWER ROOM

9'6" max x 3'0" (2.90 max x 0.91)

Timber look vinyl flooring. Tiled walls. White suite consisting of low level wc, pedestal wash basin and walk in shower. Stainless steel centrally heated towel rail. Extractor. Spotlight.

STUDY/BEDROOM FIVE

9'7" x 7'2" (2.92 x 2.18)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind.

CLOAKROOM/WC

5'2" x 2'7" (1.57 x 0.79)

Tiled floor. Part tiled walls. White suite consisting of low level wc and wash basin. Radiator. Extractor. Upvc double glazed window.

BEDROOM TWO

10'11" x 8'2" (3.33 x 2.49)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind.

UTILITY ROOM

9'7" x 4'11" (2.92 x 1.50)

Tiled floor. White storage cupboard and base unit. Stainless steel sink unit. Plumbing for washing machine. Upvc double glazed external rear door. Radiator. Airing cupboard with Worcester central heating boiler and hot water cylinder.

FITTED KITCHEN

13'3" x 11'11" (4.04 x 3.63)

Tiled floor and walls. Plenty of space for a table and chairs. Excellent range of wall cupboard and base units with a white paint effect finish. Upvc double glazed window. Impressive Belling gas range cooker with extractor over. Spotlight fitting. White ceramic single drainer sink unit. Upvc double glazed window. Modern white vertical radiator. Open archway leading into the...

SUN ROOM/BREAKFAST ROOM/DINING ROOM

13'6" x 9'7" (4.11 x 2.92)

Tiled floor to match the kitchen. Radiator. Double glazed patio doors to the side of the room and double glazed double doors to the front of the room both with fitted vertical blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Spotlight. Linen/storage cupboard.

BEDROOM THREE

15'6" x 11'3" max (4.72 x 3.43 max)

Laminate flooring. Radiator. Upvc double glazed window with fitted vertical blind. Complete range of fitted furniture with wardrobes, cupboards, drawers and dressing table.

BATHROOM

8'6" x 5'9" (2.59 x 1.75)

Tiled floor and walls. White suite consisting of panelled bath, pedestal wash basin, low level wc and walk in corner shower. Stainless steel centrally heated towel rail. Radiator. Timber double glazed Velux window. Extractor. Low voltage spotlights.

BEDROOM FOUR

15'6" x 8'11" (4.72 x 2.72)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blind. Door leading into storeroom from which a further door leads into the attic storage space.

OUTSIDE

The approach to Church View is through a traditional timber five bar gate which leads into a sweeping tarmac driveway with parking and turning area and which in turn leads to the DETACHED BRICK AND TILE SINGLE GARAGE which has an electrically operated sectional roller door.

The property is set well back from School Lane with a mainly lawned garden at the front, a lovely south facing Indian stone patio to the side which is approached from the sun room and features a small greenhouse...whilst to the rear a paved patio extends to virtually the full width of the property and there is a well stocked raised bed to one side. There is also a useful timber shed.

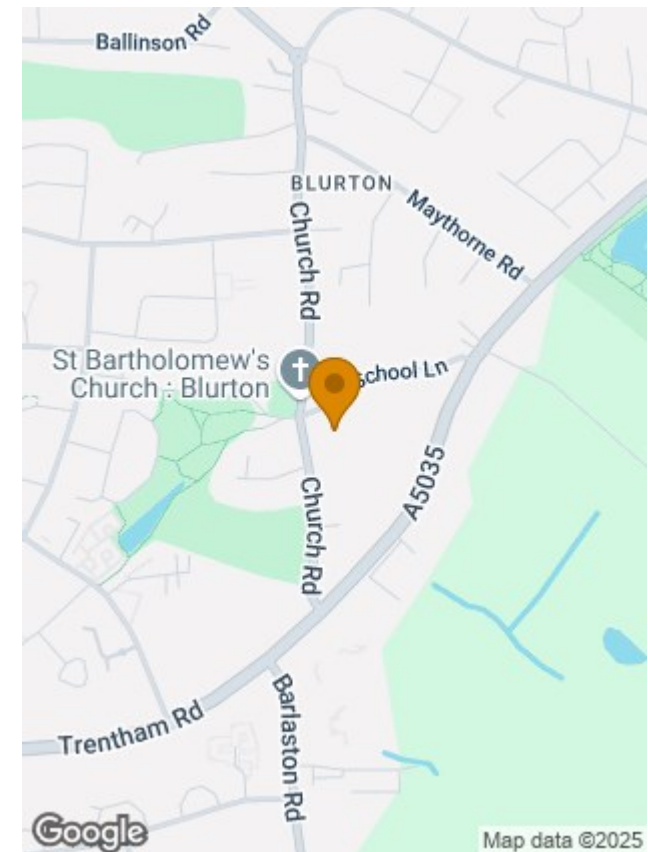
PLEASE NOTE

The security alarm system and central heating boiler are serviced on annual contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 - E



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

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