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Estate Agents

Letting and Management Specialists



29 Little Cliffe Road, Blurton, Stoke-On-Trent, ST3 2DW

£200,000

- Well Presented
- Large Lounge Diner
- External Stores/Utility Room
- Block Paved Driveway
- Spacious Accommodation
- Fully Fitted Kitchen
- Three Bedrooms
- Workshop

A stunning semi detached house which offers so much more than you could imagine!

Nestled in the highly sought-after area of Blurton, this spacious and well-presented 3-bedroom semi-detached house on Little Cliffe Road offers an ideal family home. Perfectly situated in a peaceful, residential neighbourhood, this property boasts a harmonious blend of comfortable living and convenience.

The property has been perfectly maintained and upgraded throughout it's current ownership and provides spacious accommodation throughout. There is a stylish entrance hall, further complimented by an oak staircase. The ground floor also provides a large lounge-diner with patio doors out into the garden and a fully fitted kitchen. In addition to this, the external stores have been cleverly incorporated into the living space, providing a utility room, WC and storage area!

First floor accommodation offers a master bedroom with practical fitted wardrobes, another double bedroom at the rear and a very useful single third bedroom which is larger than you may expect.

At the front of the property, there is a gated block paved driveway providing ample off road parking. The rear garden offers a stylish patio area, an artificial lawn and even a useful workshop at the back which is complete with power and lighting and offers obvious scope for conversion into an office, bar or work space!

Our video tour is available for your consideration and we would be delighted to make arrangements to show you around! For further information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Tiled floor. UPVC double glazed window. Radiator. Store cupboard. Oak staircase to the first floor.

LOUNGE/ DINER

24'03 max x 12'01 max (7.39m max x 3.68m max)
UPVC double glazed window. UPVC double glazed patio doors into the garden. Fitted carpet. Two radiators. Electric fire.

KITCHEN

11'01 max x 7'05 (3.38m max x 2.26m)
UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units with integrated oven, electric hob and extractor fan. UPVC double glazed door into the...

UTILITY ROOM

6'05 x 5'02 (1.96m x 1.57m)
Fully tiled. Sink. Storage units. Plumbing for washing machine. Separate W/C.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'07 x 11'01 (3.84m x 3.38m)
UPVC double glazed window. Fitted carpet. Radiator. Fully fitted wardrobes.

BEDROOM TWO

11'02 x 10'05 (3.40m x 3.18m)
UPVC double glazed window. Fitted carpet. Radiator. Store cupboard containing the combi boiler.

BEDROOM THREE

9'08 max x 7'02 max (2.95m max x 2.18m max)
Two UPVC double glazed windows. Fitted carpet. Radiator. Store cupboard.

SHOWER ROOM

7'04 max x 4'10 x 6'04 (2.24m max x 1.47m x 1.93m)
UPVC double glazed window. Vinyl flooring. Radiator. Low level W/C with storage unit, wash basin in a fitted vanity unit and a shower. Extractor fan.

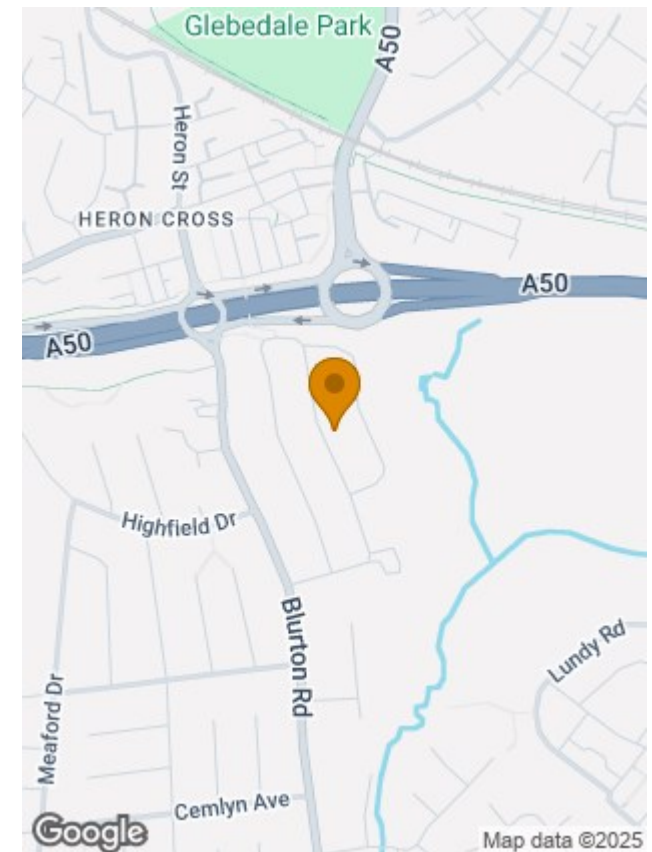
OUTSIDE

To the rear of the property there is a patio area, artificial lawn and a workshop with lighting and power.
There is a fully block paved driveway to the front which is enclosed and gated.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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

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