

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Emsworth Road, Blurton, Stoke-On-Trent, ST3 3EN

£140,000

- Two Bedrooms... Possibly Three!
 - Fully Fitted Kitchen
 - UPVC Double Glazing
 - Popular Convenient Location
- Two Reception Rooms
 - Combi Boiler
 - Off Road Parking
 - No Chain!

A semi-detached house on the ever-popular Blurton Farm Estate!

Not only is this semi-detached house in a popular location within walking distance of local schools but it also has massive potential!

Offering two double bedrooms at the moment but with obvious scope to split the front bedroom and make this into a three bedroom property. There's off road parking in the driveway at the front of the house, a garden area to the rear, two reception rooms as well as a fitted kitchen that benefits from gas central heating from a combi boiler as well as UPVC double glazing.

The property is offered for sale with no onward chain!

For more information contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Grey laminate flooring. Radiator. UPVC double glazed rear door. Stairs leading to the first floor. Under stairs storage cupboard.

LOUNGE

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

Laminate flooring. Radiator. UPVC double glazed bay window. White fireplace surround with gas fire. Door leading into the...

DINING ROOM

8'9" x 8'6" (2.67m x 2.59m)

Laminate flooring. Radiator. UPVC double glazed window. Door leading into the...

KITCHEN

8'10" x 8'5" (2.69m x 2.57m)

Range of shaker style wall cupboards and base units with a grey/green paint effect finish. Grey laminate flooring. Part tiled walls. UPVC double glazed window. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft. Storage cupboard/former airing cupboard.

BEDROOM ONE

15'0" x 9'6" (4.57m x 2.90m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Built in storage cupboard containing the Alpha gas combi boiler for central heating and hot water.

BEDROOM TWO

12'2" x 9'11" (3.71m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

7'11" x 5'6" (2.41m x 1.68m)

Laminate look vinyl flooring. White panelled bath with shower mixer and screen over and pedestal wash basin. Radiator. UPVC double glazed window. Fully tiled walls.

W/C

Laminate look vinyl flooring. white low level wc. UPVC double glazed window.

OUTSIDE

There is off road parking in the driveway at the front of the property together with a small front garden.

To the rear there is a covered passageway at the side of the property with a large storage shed and there is a garden to the rear.





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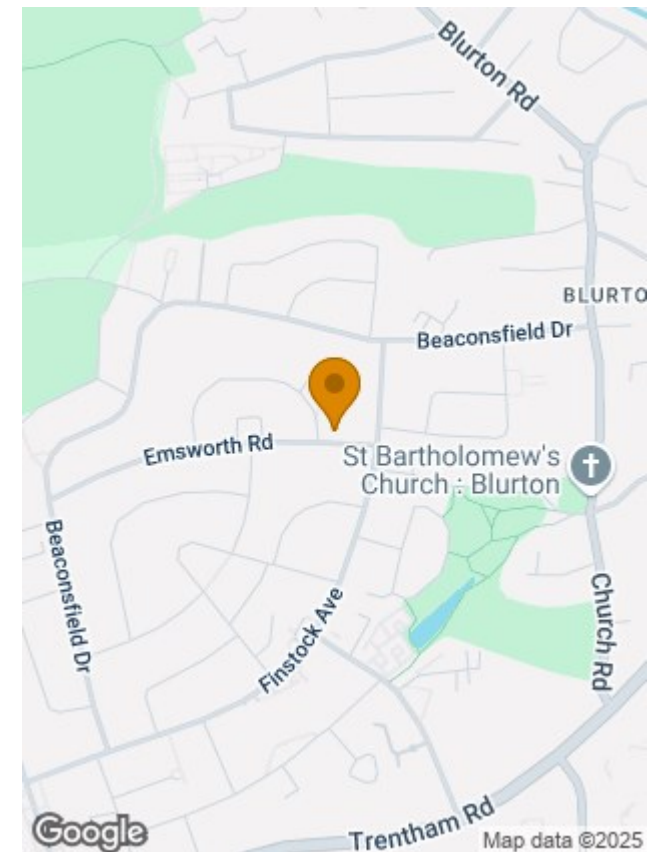


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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