

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



151 Longton Hall Road, Blurton, Stoke-On-Trent, ST3 2EL

Offers In Excess Of

£100,000



- Cash Buyers Only!
- Three Bedrooms
- No Chain!
- Potential For Off Road Parking At The Front
- A Project Property!
- GF Bathroom
- Lengthy Rear Garden
- Fantastic Location

## CASH BUYERS ONLY!

A project property with obvious appeal to developers and builders!

This three bedroom semi-detached house in a fantastic location is offered for sale with no onward chain, at a really competitive price!

Longton Hall Road is a very desirable address and this house offers huge potential to those looking to add value with a view to resale or letting.

The accommodation on offer includes a living room, kitchen, bathroom and separate WC on the ground floor. First floor accommodation provides three sizeable bedrooms and there may well be scope to install a first-floor shower room.

Neighbouring properties have successfully created off road parking at the front and properties on this side of the road come with the benefit of lengthy rear gardens!

Our video tour provides further insight and is available online. - For more information please contact us

Cash buyers only please!





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs to the first floor.

### LIVING ROOM

13'05 x 12'07 (4.09m x 3.84m)

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard.

### KITCHEN

9'04 x 7'01 (2.84m x 2.16m)

UPVC double glazed window. Vinyl flooring. Radiator. Store cupboard. Sink unit.

### BATHROOM

6'02 x 5'01 (1.88m x 1.55m)

Timber single glazed window. Vinyl Flooring. Bath tub.

### REAR HALL

Timber rear door. Access to W/C

## FIRST FLOOR

### LANDING

UPVC double glazed window. Fitted carpet. Access to the loft.

## BEDROOM ONE

16'00 max x 10'05 (4.88m max x 3.18m)

Two UPVC double glazed windows. Fitted carpet. Radiator.

## BEDROOM TWO

12'07 x 9'00 (3.84m x 2.74m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

9'03 x 6'07 (2.82m x 2.01m)

UPVC double glazed window. Fitted carpet. Radiator.

## OUTSIDE

There is a garden to the front of the property which has the potential of creating off road parking, subject to appropriate consent.

To the rear there is crazy paved patio's and lawn. It's a lengthy garden with huge potential!







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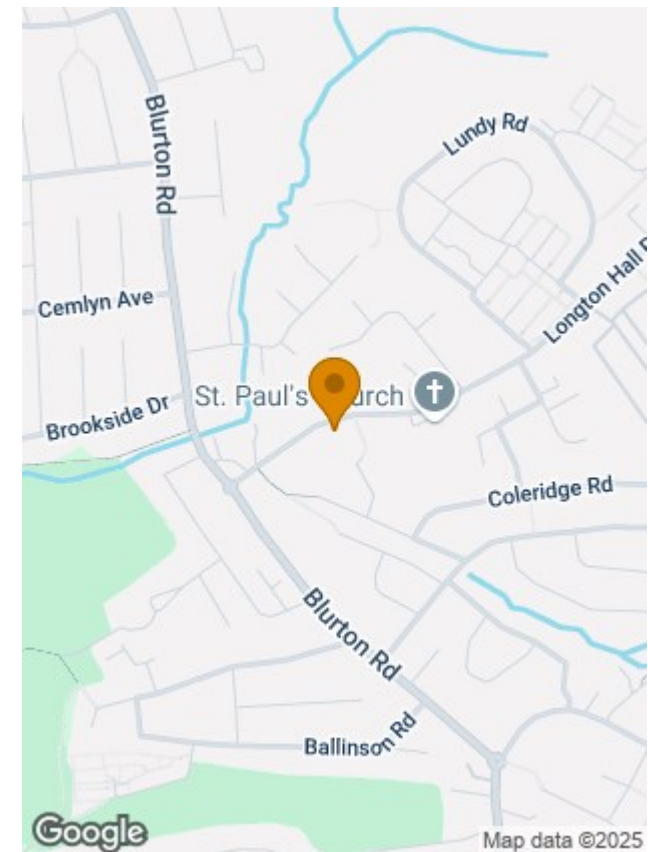


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

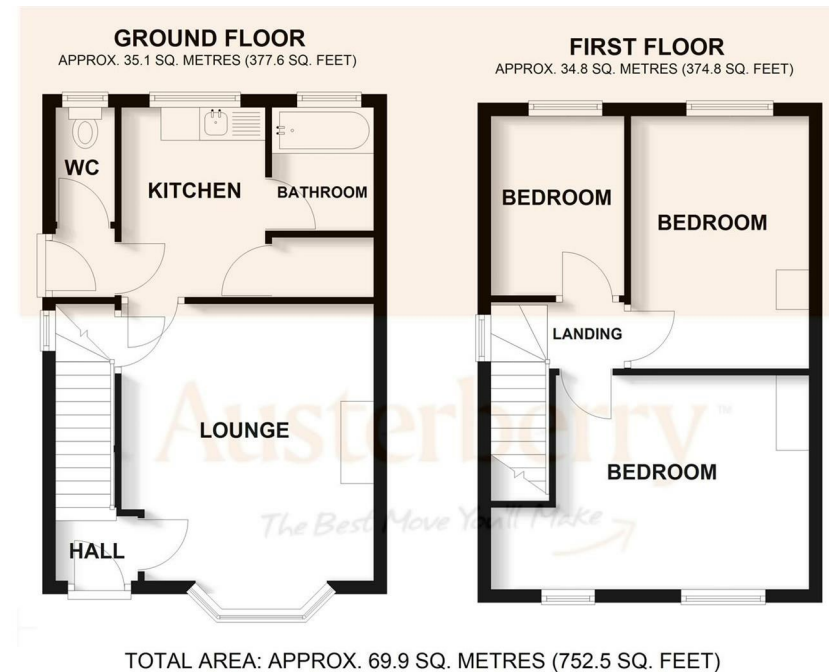
Tenure - Freehold

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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