

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



40 Hatfield Crescent, Blurton, Stoke-On-Trent, ST3 3JQ

£110,000



- For Cash Buyers And Developers
- Recent Combi Boiler
- Cream Bathroom Suite
- Garage
- Two Bedrooms... Potential For Three
- Fitted Kitchen
- Enclosed Rear Garden
- Lots Of Potential

Calling all cash buyers and developers! An excellent property with tons of potential.

This two bedroom semi-detached house does contain 'red ash' floor fill and therefore it is unlikely to meet mortgage lender requirements.

The property offers usual accommodation including lounge, kitchen with range of units, and rear hall area. Upstairs are two bedrooms with the master bedroom having potential to partition and the bathroom has a white suite already in place. A recent combi boiler is located on the ground floor.

Outside the property has a drive to the side, a detached garage and an enclosed rear garden.

For more information call or e-mail us.





## GROUND FLOOR

### PORCH

Upvc double glazed external door and windows.

### ENTRANCE HALL

Fitted carpet. Radiator. Upvc double glazed window. Stairs to the first floor.

### LOUNGE

14'8" x 11'2" (4.47 x 3.40)

Fitted carpet. Radiator. Upvc double glazed window with fitted vertical blinds. Feature fireplace with living flame effect electric fire.

### UTILITY ROOM/REAR HALL

10'2" x 6'10" (3.10 x 2.08)

Tiled floor. Upvc double glazed window with fitted vertical blinds. Aluminum double glazed rear door. Wall mounted gas central heating boiler.

### UNDERSTAIRS LARDER/STORE

Tiled floor.

### KITCHEN

10'7" x 10'2" (3.23 x 3.10)

Wall cupboards, base units and worktops. Radiator. Tiled floor. Upvc double glazed window with fitted roller blind.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Upvc double glazed window. Airing cupboard with insulated cylinder. Access to loft.

### BEDROOM ONE

17'11" x 8'5" (5.46 x 2.57)

Fitted carpet. Two radiators. Two Upvc double glazed window with fitted vertical blinds. Built in wardrobes with mirrored sliding doors.

### BEDROOM TWO

11'6" x 10'2" (3.51 x 3.10)

Fitted carpet. Radiator. Timber double glazed window. Built in wardrobes.

### BATHROOM/WC

7'10" x 5'7" (2.39 x 1.70)

Part tiled walls. Radiator. Cream coloured suite with shower over bath. Two Upvc double glazed windows with fitted roller blinds.

### OUTSIDE

The property has a pleasant rear garden with a shed and blocked paved patio.


A driveway at the front of the property gives access to the...

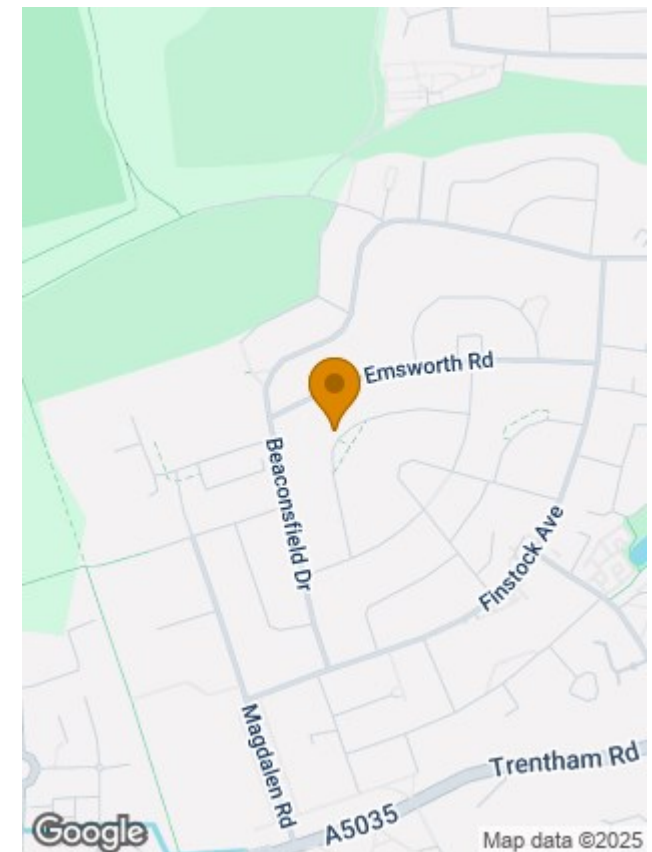
## DETACHED SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>69</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
EU Directive 2002/91/EC 		





## MATERIAL INFORMATION

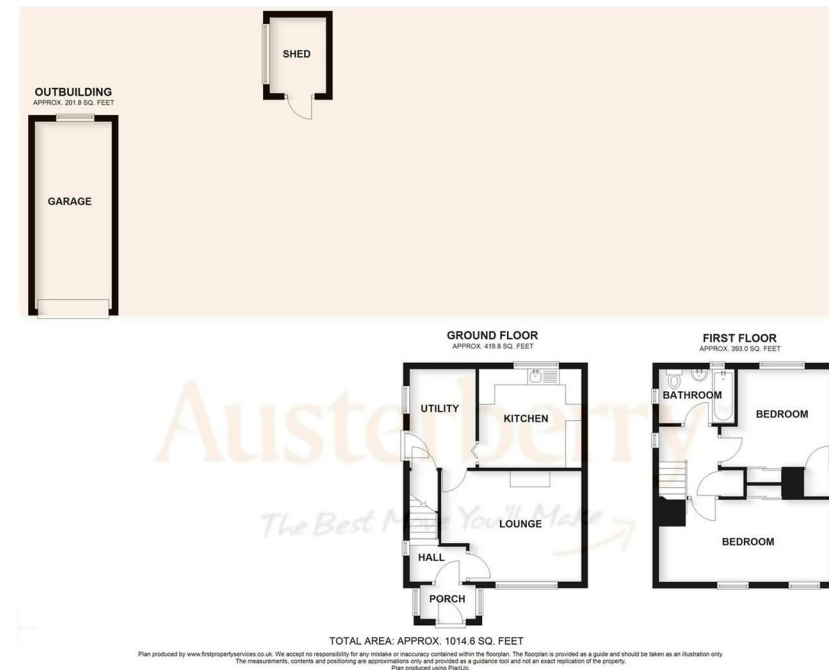
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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