

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



19 Millbrook Gardens, Blythe Bridge, Stoke on Trent, ST11 9JQ

£225,000

- Ready To Move Straight Into!
- Three Bedrooms
- White Family Bathroom
- Garage & Parking Space To The Rear
- Modern Fitted Kitchen
- En-Suite Shower Room
- South Facing Rear Garden
- Immaculate Property!

An immaculate property ready to move straight into!

We know the presentation of this property is so good, all you need to do is bring your furniture. An unusual looking property from the front and the accommodation will definitely impress.

The modern shaker style kitchen has a range of integrated appliances and patio doors and the lounge is comfortable with a view of the garden and feature fireplace.

Upstairs you will find three bedrooms and the master bedroom benefits from a modern en-suite shower room. The family bathroom has fully tiled walls and a shower over the bath.

Outside the rear garden is landscaped with a paved patio area, artificial grass lawn and a gravel seating area. The property also benefits from a garage with light and power.

An excellent opportunity to buy a first class house!
See our online virtual tour and for more information please contact us.



GROUND FLOOR

KITCHEN

21'0 x 16'7 (6.40m x 5.05m)

Double glazed front door. Range of grey shaker style wall cupboards and base units with integrated appliances including dishwasher, 5 ring gas hob, fridge freezer, wine cooler and electric oven. Plumbing for washing machine. Two UPVC double glazed windows. UPVC patio doors. Cupboard containing the Baxi central heating boiler. Under stairs cupboard. Radiator. Remote thermostat.

CLOAKS/WC

Grey vinyl flooring. Wash basin in vanity unit and wc. Radiator.

LOUNGE

15'10 x 11'11 (4.83m x 3.63m)

Grey fitted carpet. Two radiators. UPVC double glazed window. UPVC patio doors. Feature fireplace with gas fire.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. White hand rail and spindles. UPVC double glazed window. Radiator. Access to the loft. Airing cupboard containing the pressurised hot water tank.

BEDROOM ONE

10'5 x 10'3 (3.18m x 3.12m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

5'10 x 4'8 (1.78m x 1.42m)

White suite consisting of a walk in corner shower, wash basin in vanity unit and wc. Fully tiled walls. UPVC double glazed window. Chrome radiator.

BEDROOM TWO

9'6 x 8'10 (2.90m x 2.69m)

Fitted carpet. Radiator,. UPVC double glazed window. Integral storage cupboard.

BEDROOM THREE

9'10 x 6'9 (3.00m x 2.06m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobe.

FAMILY BATHROOM

8'1 x 5'11 (2.46m x 1.80m)

White suite consisting of a bath with shower over, wash basin in a vanity unit and wc. Chrome heated towel rail radiator. UPVC double glazed window.

OUTSIDE

The property has an attractive part rendered front elevation.

There's a low maintenance south facing rear garden with a paved patio, artificial lawn and a gravel seating area along with a parking space and a...

GARAGE

Light and power.





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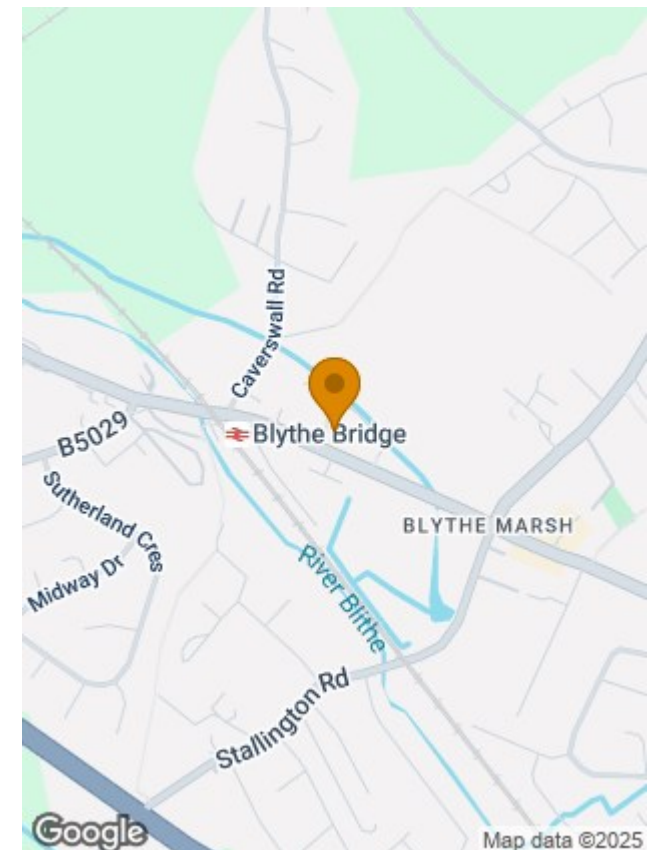


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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