

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Nashe Drive, Blurton, Stoke-On-Trent, ST3 2HD

£200,000

- Prime Location
- Delightful Rear Garden
- Brick Garage
- Solar Panels
- Three Bedrooms
- Field At The Rear
- Combi Boiler
- No Chain!

PRIME LOCATION AND READY TO MOVE INTO!

A family-sized semi-detached house situated in what is undoubtedly one of the most desirable locations in the area stop it.

The property stands at the head of a cul-de-sac, is set well back from the road, has a surprisingly large and delightful rear garden and a gate leading from the garden into an open field beyond.

There is no onward chain to slow down your purchase, it is ready to move into and it has enormous potential as well as the benefit of a gas combi boiler in the loft for central heating. It also has solar panels which currently generate an approximate income from the rebate tariff of around £600 per annum as well as savings on electricity consumed.

Undoubtedly a house that will appeal to discerning buyers looking to a long-term future!

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. UPVC double glazed window. Fitted carpet. Double radiator. Stairs leading to the first floor.

LOUNGE

17'10 x 15'1 max (5.44m x 4.60m max)

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

KITCHEN WITH DINING AREA

17'9 x 9'11 max, 6'10 min (5.41m x 3.02m max, 2.08m min)

DINING AREA

Laminate flooring. Double radiator. UPVC double glazed window with fitted vertical blinds.

KITCHEN AREA

Tiled floor. Part tiled walls. Range of grey wall cupboards and base units together with integrated gas hob, cooker hood, under oven and fridge freezer. UPVC double glazed window. Rear door.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft which contains the gas combi boiler.

BEDROOM ONE

11'11 x 9'8 (3.63m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Range of fitted furniture including wardrobes and dressing table. Built in wardrobe.

BEDROOM TWO

11'0 x 9'8 (3.35m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Two built in storage cupboards.

BEDROOM THREE

8'4 x 7'10 (2.54m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'9 x 6'9 (2.36m x 2.06m)

White panelled bath with shower and screen over, wash basin and wc within a fitted unit. Tiled walls. Spotlights. Stainless steel towel rail radiator.

OUTSIDE

There is a delightful and surprisingly large rear garden with lawn, established borders and patio together with a gate through to a field beyond.

There is a lawned open plan front garden and a long drive leads to the...

BRICK BUILT DETACHED SINGLE GARAGE

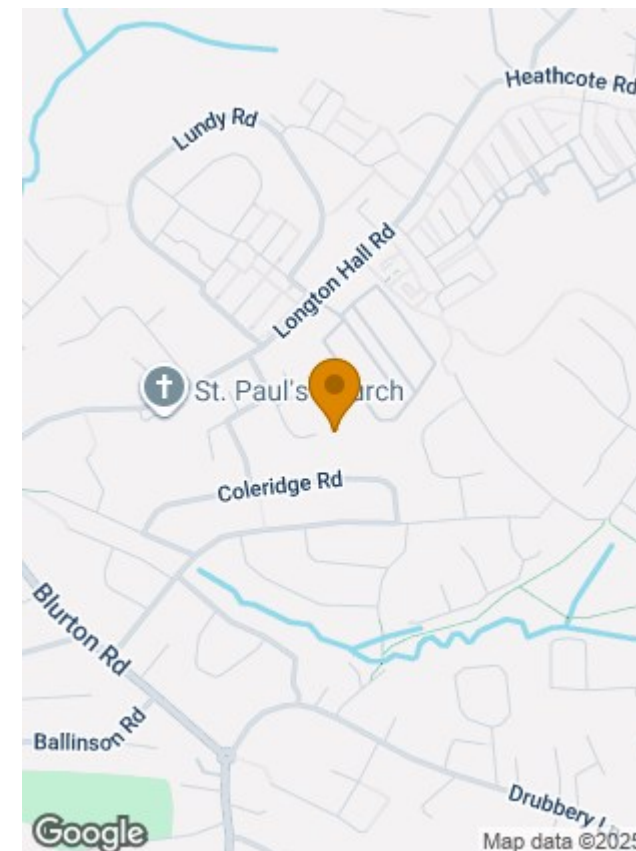
Up and over door. Light and power.

N.B. There are solar panels on the property which are owned and currently generate an approximate income from the rebate tariff of around £600 per annum as well as savings on electricity consumed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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.



TOTAL AREA: APPROX. 910.9 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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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