

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£145,000

- An Extended Property
- Fitted Kitchen With Dining Space
- Sun Room
- Large Garden
- Two Bedrooms
- Comfortable Lounge
- White Bathroom Suite
- Off Road Parking

An extended property with a large garden!

This property has been in the same ownership for around 60 years and now it is time for a new owner. It would benefit from general updating but has a lot of potential.

The accommodation briefly comprises a comfortable lounge, fitted kitchen with space for dining table and chairs and the extension has created a pleasant sun room with a view down the garden to the rear. There's also a downstairs toilet and porch to the side for added practicality.

Upstairs you will find two bedrooms and a bathroom with electric shower over the bath. Parking is available in the driveway to the front of the house and the location can't be beaten on Longton Hall Road with easy access to local amenities, schools and situated on a bus route.

Available with no onward chain!

For further information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Stairs to the first floor.

LOUNGE

13'7 x 11'7 (4.14m x 3.53m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with gas fire. Under stairs storage cupboard.

KITCHEN

12'10 x 9'3 (3.91m x 2.82m)

Range of fitted wall cupboards and base units. Space for fridge freezer and electric cooker. Radiator. UPVC double glazed window. Vinyl flooring.

SUN ROOM

11'8 x 5'2 (3.56m x 1.57m)

Fitted carpet. Radiator. UPVC double glazed window.

CLOAKS/WC

Vinyl flooring. Part tiled walls. Wc. Gas combi boiler.

SIDE PORCH

Timber external doors. Vinyl flooring. UPVC double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE

12'11 x 10'7 (3.94m x 3.23m)

Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

12'5 x 7'11 (3.78m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted integral wardrobes.

BATHROOM

9'3 x 6'10 (2.82m x 2.08m)

Vinyl flooring. Radiator. Part tiled walls. UPVC double glazed window. White suite consisting of a panelled bath with shower over, wc and wash basin in a vanity unit.

OUTSIDE

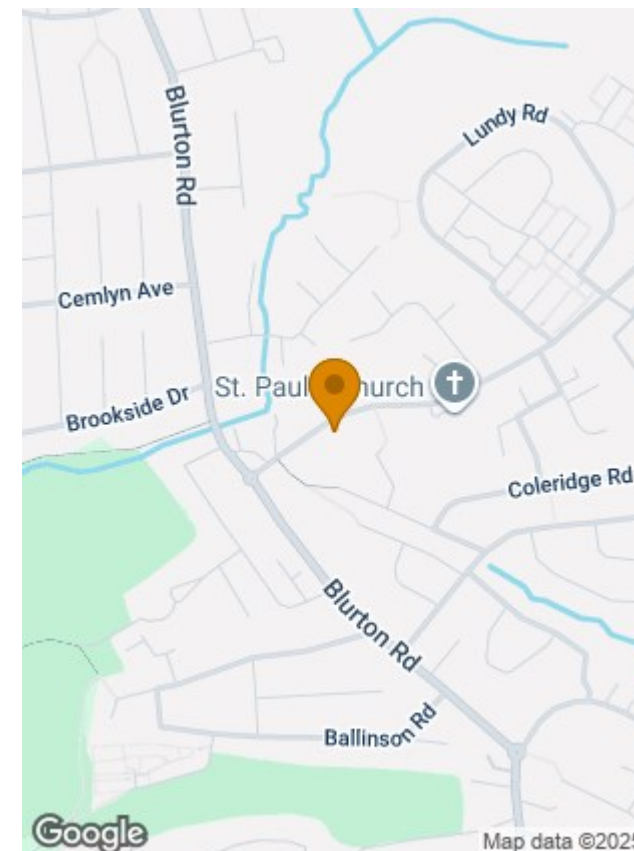
There is off road parking in the driveway to the front of the property with a small lawn and bark area. Steps up to the front door.

To the rear there is a large garden with paved patio, two grass lawns and various shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

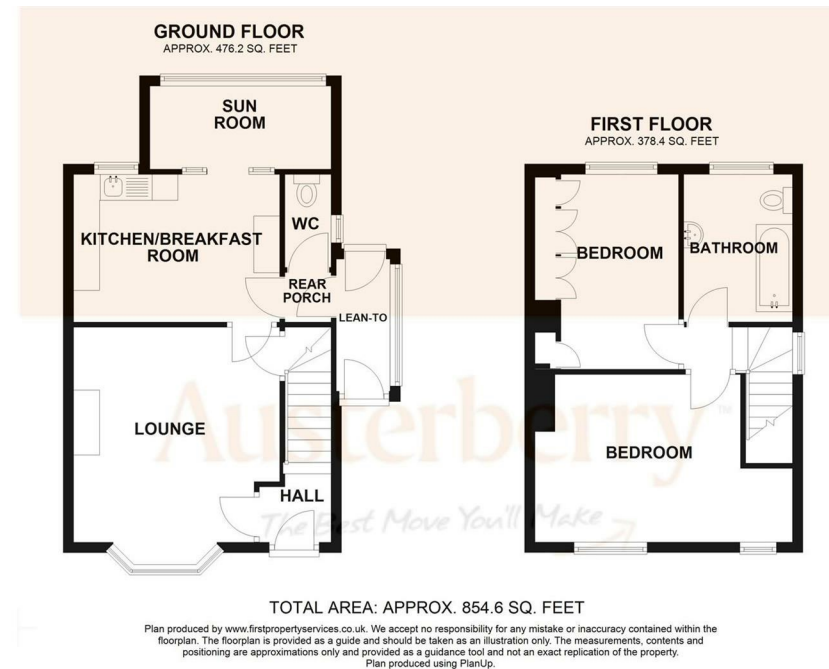
Tenure - Freehold

Council Tax Band - 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

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