

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



24 Maythorne Road, Blurton, Stoke-On-Trent, ST3 3AA

£170,000

- A Unique Property
- Shower Room
- Detached Brick Garage With Inspection Pit
- Substantial Garden Room
- Two Double Bedrooms
- Well Proportioned Lounge & Kitchen
- Long Rear Garden
- No Onward Chain!

A UNIQUE PROPERTY!

You will either love the unique features this property offers or you will regard it as a blank canvas to create a home in your own style in a most excellent location.

To the rear of the property there is a long and delightful garden at the end of which is a substantial garden room whilst to the side of the property a block paved driveway leads to a large detached brick garage with basement store room.

Step inside the house and you'll be greeted with stained glass window panes, well proportioned rooms and two double bedrooms and a first floor shower room. The kitchen features a range of wall cupboards and base units as well as a custom built dresser and heating throughout the property is by a ducted warm air system whilst the domestic hot water is from a separate gas boiler.

Maythorne Road is a most desirable location close to Longton Park and this property is being sold with no onward chain to slow down your purchase!

For more information contact us.



GROUND FLOOR

PORCH/HALL

6'6 x 4'5 (1.98m x 1.35m)

UPVC double glazed front door and window. Parquet floor. Impressive stained glass panes to the door and window leading into the...

LOUNGE

16'2 x 14'7 (4.93m x 4.45m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Room width feature fireplace with raised hearth and living flame effect electric fire. Open plan staircase to the first floor. Door with stained glass panes leading into the...

KITCHEN AND DINING ROOM

16'0 x 11'11 (4.88m x 3.63m)

Excellent range of custom built wall cupboards and base units together with an integrated dresser and stainless steel cooker hood. Concealed gas fired warm air boiler for the ducted warm air heating system. UPVC double glazed windows to the side and rear of the room both with fitted vertical blinds. UPVC double glazed door leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access via a loft ladder to the part boarded loft with light.

BEDROOM ONE

13'0 x 11'1 to face of wardrobes (3.96m x 3.38m to face of wardrobes)

Fitted carpet. Range of fitted wardrobes and storage cupboards. Two UPVC double glazed windows with fitted vertical blinds.

BEDROOM TWO

13'8 x 9'8 (4.17m x 2.95m)

Fitted carpet. UPVC double glazed window with fitted vertical blinds. Fitted wardrobes and storage cupboards.

SHOWER ROOM

10'4 x 6'1 (3.15m x 1.85m)

Vinyl flooring. Panelled walls. White wash basin within a fitted unit, low level wc and a large walk in rain head shower. UPVC double glazed window with fitted blind. Concealed Main gas water heater. Wall mounted electric convector heater.

OUTSIDE

The rear garden is a delight! There is an elevated block paved patio with a power socket and ornamental railings and at a lower level there are well stocked beds together with a block paved patio.

At the end of the garden in front of the...

SUBSTANTIAL GARDEN ROOM

13'2 x 9'10 (4.01m x 3.00m)

UPVC double glazed windows. Double doors.

There is a low maintenance front garden and a block paved driveway with two sets of gates and an outside tap leads to the...

DETACHED BRICK GARAGE

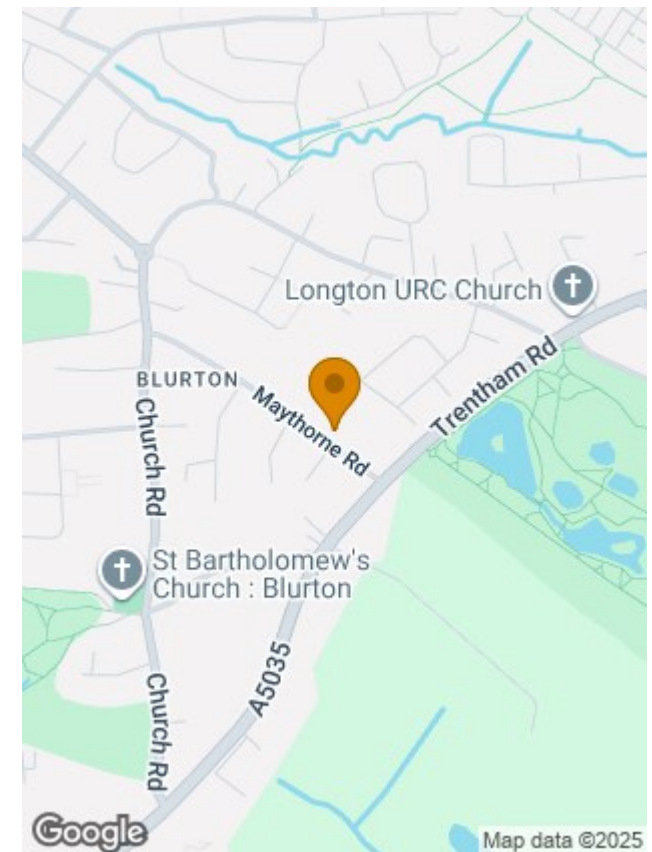
19'0 x 9'5 approx internal measurements (5.79m x 2.87m approx internal measurements)

Light, power and inspection pit and a basement storeroom accessed from the garden.





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

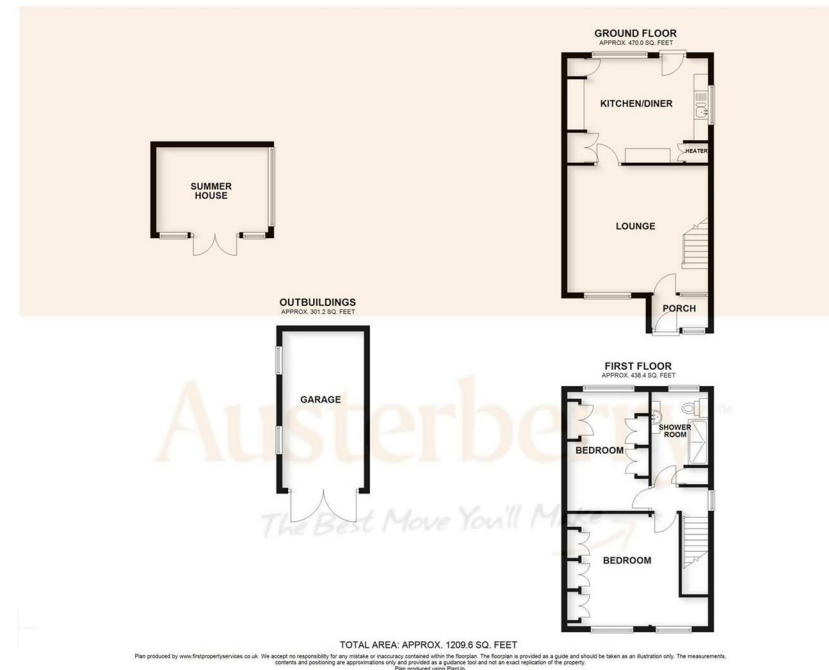
Tenure - Freehold

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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