

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Overton Close, Longton, Stoke-On-Trent, ST3 2QD

£290,000

- Four Bedrooms + En-Suite
- GF Cloaks/WC
- Separate Utility Room
- Low Maintenance Garden
- Conservatory
- Kitchen With Dining Area
- Three Car Drive
- Excellent Location

## FOUR BEDROOMS, CONSERVATORY AND AN EN-SUITE TOO!

There is scope to improve the cosmetic presentation of this fine family sized detached house, but in terms of accommodation and location it really is hard to beat.

12 Overton Close stands in a commanding position at the head of the Cul-de-Sac with plenty of space for two or three cars to park at the front in addition to the integral garage to the side.

The garden at the rear is fully enclosed and laid out for ease of maintenance whilst inside you will find a downstairs cloakroom as well as a spacious lounge with open archway leading into the combined kitchen and dining area. There is a double glazed conservatory, a separate utility room and gas central heating as well as UPVC double glazing throughout.

Overton Close is situated on the ever popular Seddons Estate in Blurton and this really is a property for you to consider.

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



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator with decorative cover. Stairs leading to the first floor.

### CLOAK/WC

5'2 x 3'4 (1.57m x 1.02m)

Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind.

### LOUNGE

14'2 x 12'5 (4.32m x 3.78m)

Laminate flooring. Radiator. UPVC double glazed window. Timber mantle, tiled hearth and multi fuel/log burner stove. Under stairs storage cupboard. Open arch into the...

### UTILITY ROOM

8'7 x 4'10 (2.62m x 1.47m)

Laminate flooring. Single drainer sink unit. Plumbing for washing machine and space for dryer. Part tiled walls. UPVC double glazed and rear door. Main gas central heating boiler. Door into the garage.

### FIRST FLOOR LANDING

Fitted stair and landing carpets. Access to the loft.

### BEDROOM ONE

12'11 x 12'6 (3.94m x 3.81m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Extensive range of fitted wardrobes and furniture. Airing cupboard with insulated hot water cylinder.

### EN-SUITE SHOWER ROOM

5'6 x 5'4 (1.68m x 1.63m)

Tiled floor and part tiled walls. White low level WC, wash basin and shower cubicle. UPVC double glazed window with fitted blind. Extractor.

### BEDROOM TWO

10'3 x 9'2 (3.12m x 2.79m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'10 x 8'10 max (2.69m x 2.69m max)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM FOUR

8'11 x 6'8 (2.72m x 2.03m)

Fitted carpet. Radiator. UPVC double glazed window.

### FAMILY BATHROOM

6'1 x 5'9 (1.85m x 1.75m)

Tiled floor and part tiled walls. White suite with shower over the bath, pedestal wash basin and low level WC. Radiator. UPVC double glazed window.

### OUTSIDE

To the front there is a two car tarmac driveway and artificial grassed area, which could also be used as an additional parking space if required.

The low maintenance rear garden is fully enclosed and features a large patio area, artificial lawn and a raised shrub border along with a garden shed. There is also a cold water tap.

### INTEGRAL GARAGE

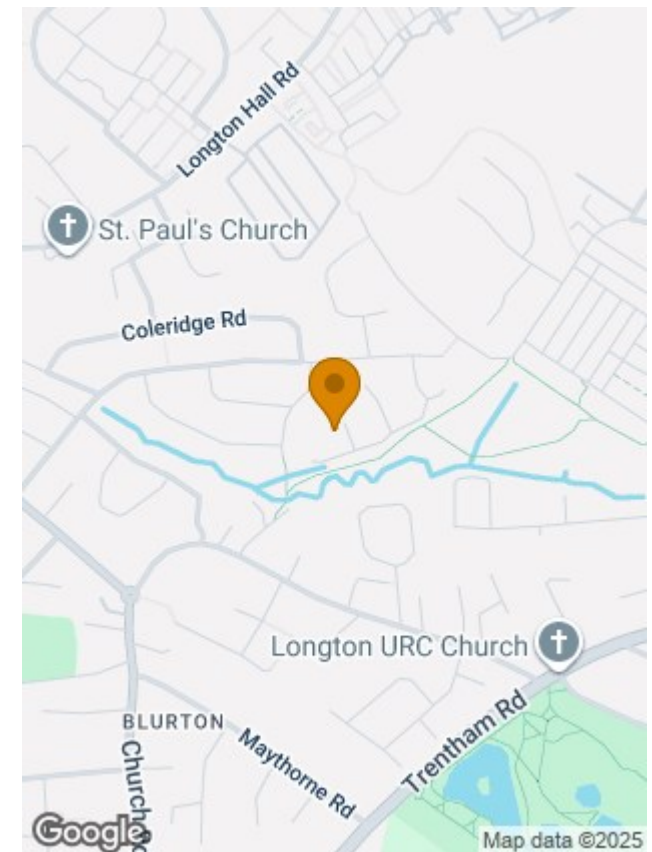
16'11 x 8'3 internal measurements (5.16m x 2.51m internal measurements )

Up and over door. Light and power.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## MATERIAL INFORMATION

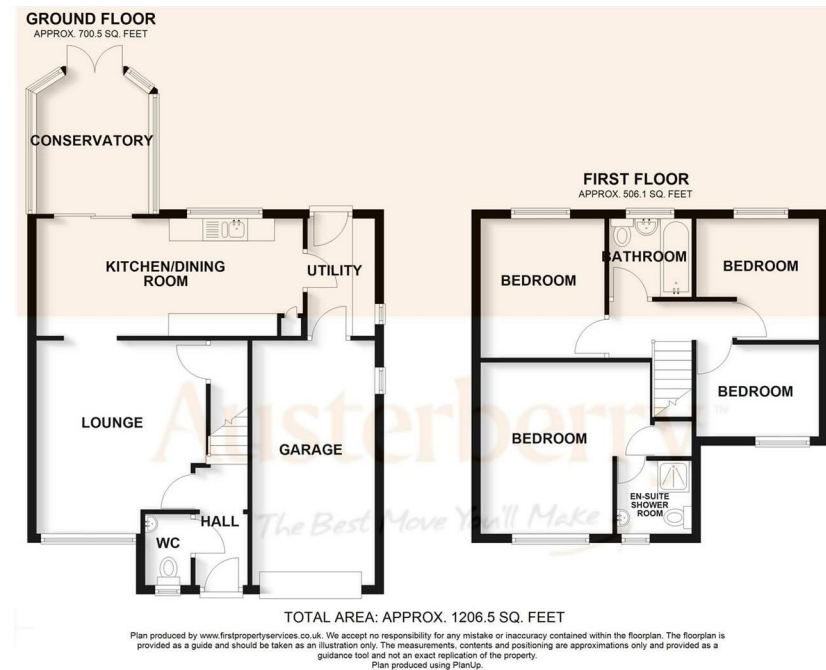
Tenure - Freehold

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

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