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the best move you'll make

Estate Agents

Letting and Management Specialists



7 Linden Place, Blurton, Stoke-On-Trent, ST3 3AT

£150,000

- Situated in Popular Residential Area
- Spacious Lounge
- Rear Garden With Storage Shed
- Three Bedrooms
- Entrance Hall and GF WC
- Kitchen With Space for Table and Chairs
- Off Road Parking
- Ideal For First Time Buyers or Investors

Situated in a popular residential area, this well-proportioned three-bedroom semi-detached home offers comfortable living space and great potential for families, first-time buyers, or investors alike.

Located on Linden Place in Blurton, the property benefits from a driveway ensuring convenient off-road parking and a layout ideal for modern family life. There is also a rear garden with lawns and plenty of storage space.

The ground floor features an entrance hall, a spacious lounge, a kitchen with space to dine and a WC.

Upstairs, you'll find three generously sized bedrooms, offering plenty of space for growing families or home office use, along with a family bathroom.

Positioned within easy reach of local amenities, schools, and transport links, this property represents an excellent opportunity to secure a home in a well-connected area.

For more information call or email us.



GROUND FLOOR

ENTRANCE HALL

Timber front door. Tiled floor. Radiator. Stairs to the first floor.

LIVING ROOM

13'06" max x 12'11" max (4.11m max x 3.94m max)

UPVC double glazed window. Laminate flooring. Radiator. Store Cupboard.

KITCHEN

12'11" x 9'03" (3.94m x 2.82m)

UPVC double glazed window. Vinyl flooring. Radiator. Ample kitchen units and worktop space. Integrated gas hob and integrated electric oven.

REAR HALL

Timber back door. Tiled floor. Access to the WC which also contains the gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

12'07" x 9'0" (3.84m x 2.74m)

UPVC double glazed window. Laminate flooring. Radiator. Storage area.

BEDROOM TWO

UPVC double glazed window. Laminate flooring. Radiator.

BEDROOM THREE

9'02" x 6'11" (2.79m x 2.11m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'0" max x 4'08" min x 6'05" max x 3'00" min (2.13m max 1.42m min x 1.96m max x 0.91m min)

UPVC double glazed window. Vinyl flooring. Radiator. Bath with overhead electric shower, WC and wash basin.

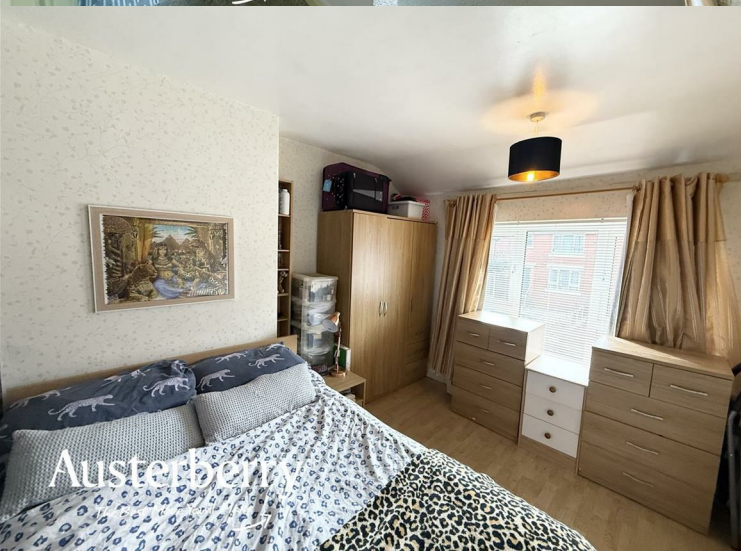
OUTSIDE

To the rear there is a patio area and lawn with a shed for storage.

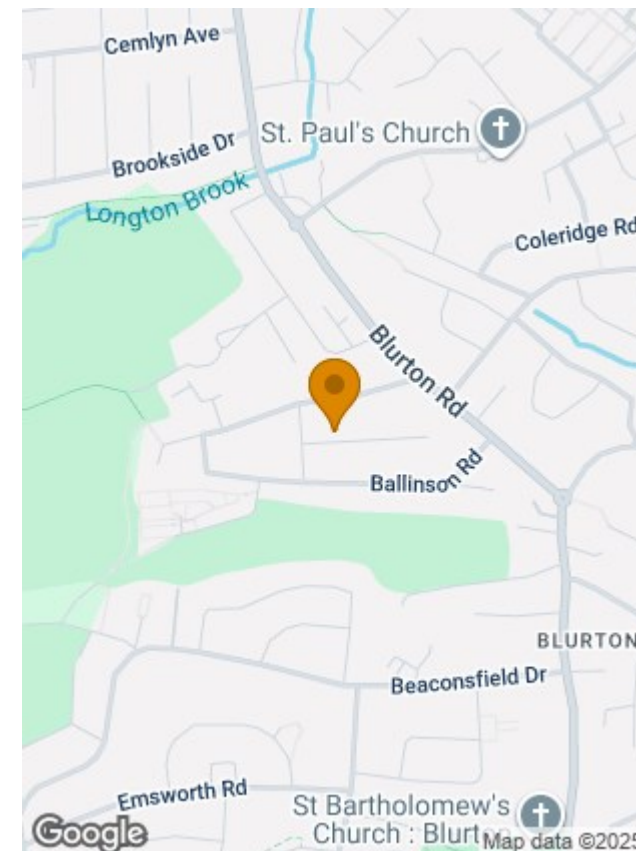
There is a lean-to at the side of the property.

Parking area and lawn to the front garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

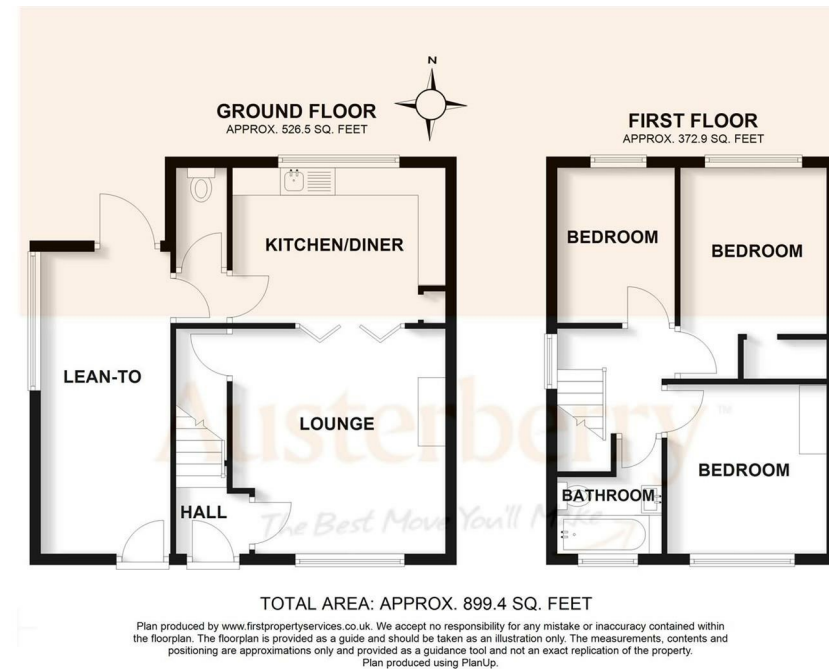
Tenure - Freehold

Council Tax Band - A



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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