

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



106 Blurton Road, Blurton, Stoke-On-Trent, ST3 2BT

£200,000

- Extended Accommodation
- GF Cloaks/Wc
- Conservatory
- Original Features
- Three Reception Rooms + Large Kitchen
- FF Family Bathroom With Bath AND Shower
- Combi Boiler
- Prime Location!

THREE BEDROOMS, EXTENDED GROUND FLOOR ACCOMMODATION AND PLENTY OF PARKING SPACE!

An exceptional family-sized semi-detached house with original features and extensive and impressive accommodation.

A ground-floor extension to the side of the house means that on the ground floor of the house you have the original two reception rooms, a very large kitchen and a separate dining room in addition to a useful cloakroom with WC.

On the first floor are three well-proportioned bedrooms of practical size and a large family bathroom with a bath and separate shower.

This house has gas central heating from a combi boiler, UPVC double glazing (with the exception of the original stained glass window panes) and to the rear of the property is a very private garden with mature trees and shrubs.

This house is in a prime position for easy access to the A50, A500 and M6 and is also conveniently close to neighborhood shops, Longton town centre and local schools.

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed front door and windows. Laminate flooring.

ENTRANCE HALL

Traditional style UPVC front door with stained glass circular pane.

HALL

Tiled floor. Radiator. Walk in under stairs storage cupboard with shelving, tiled floor and UPVC double glazed window.

CLOAKROOM/WC

Tiled floor. Wood panelled walls. White suite consisting of a low level wc and wash basin. Original single glazed timber window with leaded stained glass panes.

SITTING ROOM

12'7 into bay x 11'4 (3.84m into bay x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Traditional style fireplace with tiled hearth.

LIVING ROOM

14'8 x 11'3 (4.47m x 3.43m)

Grey laminate flooring. Radiator. Traditional fireplace with tiled hearth and inserts and living flame gas fire. UPVC double glazed window.

KITCHEN

20'6 x 6'9 (6.25m x 2.06m)

Tiled floor. Range of wall cupboards and base units with a pale timber effect finish with stainless steel cooker hood and wall mounted Main gas combi boiler. Plumbing for washing machine. Two UPVC double glazed windows, the one to the side of the room has fitted vertical blinds. Breakfast bar. Radiator. UPVC double glazed patio doors leading into the garden. Open archway leading into the...

DINING ROOM

12'1 x 8'0 (3.68m x 2.44m)

Tiled floor. Radiator. Spotlights. UPVC double glazed window with fitted vertical blinds to the front and UPVC double glazed doors at the rear leading into the...

CONSERVATORY

10'11 x 7'7 (3.33m x 2.31m)

Tiled floor. Radiator. UPVC double glazed windows and double doors leading onto the decking.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Original timber single glazed stained glass window.

BEDROOM ONE

12'9 x 11'4 (3.89m x 3.45m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

Fitted carpet. Radiator. UPVC double glazed window with fitted venetian blinds.

BEDROOM THREE

7'5 x 7'4 (2.26m x 2.24m)

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

BATHROOM/WC

7'10 x 7'3 (2.39m x 2.21m)

A large room! Tiled floor and walls. White suite featuring a shaped corner bath with shower fitting, separate walk in shower, low level wc and pedestal wash basin. Stainless steel centrally heated towel rail radiator. UPVC double glazed window. Spotlights. Access to the loft.

OUTSIDE

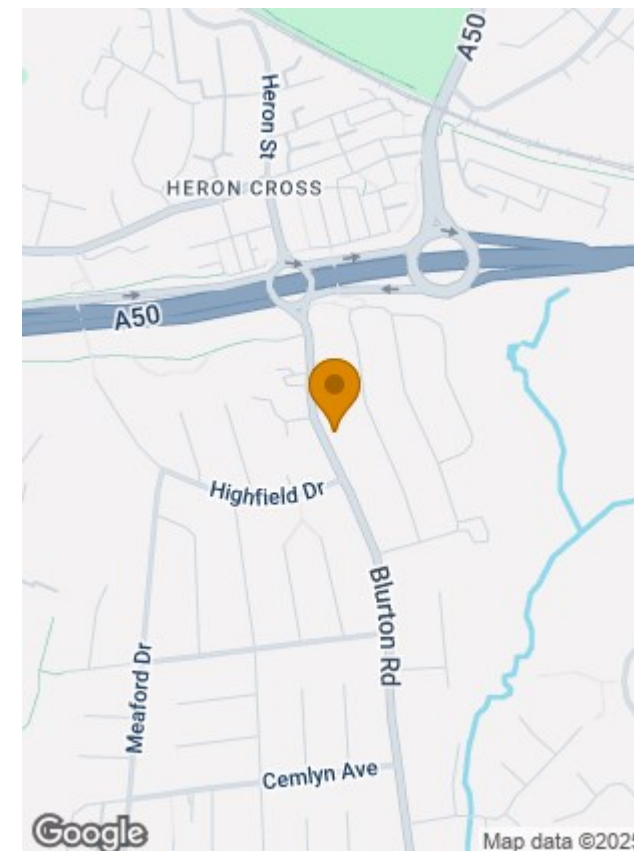
The front garden is screened by mature conifers and tall impressive double gates lead into the gravelled driveway which offers parking space for several vehicles.

To the rear of the house is a very private garden with decking, gravelled area, mature specimen shrubs and trees (even including a palm tree!), large timber shed, raised bed and an outside tap.





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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