

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



448 Trentham Road, Blurton, Stoke-On-Trent, ST3 3DS

£240,000

- Desirable Location
- A Detached Bungalow
- Lounge & Dining Room
- Long Block Paved Driveway
- Enormous Potential
- Two Bedrooms
- Sun Room
- Private Rear Garden

DESIRABLE LOCATION AND ENORMOUS POTENTIAL!

This detached bungalow will respond well to extensive improvement, modernisation and perhaps extension but it does stand in a most excellent and popular location set well back from Blurton Road.

The bungalow is approached from the road by a long block paved driveway, offers two well proportioned bedrooms as well as a lounge, a separate dining room, kitchen and sunroom.

There is upvc double glazing throughout as well as a gas central heating system and the property enjoys considerable privacy is set with and gardens within which you will find many established trees and shrubs.

We understand that this property has a septic tank and therefore has no connection to mains sewage.

For more information call or e-mail us.



PORCH

UPVC double glazed double doors.

ENTRANCE HALL

Fitted carpet. Radiator. Lightwell from a velux window in main roof.

BEDROOM ONE

14'5 x 12'5 into bay (4.39m x 3.78m into bay)

Fitted carpet. Double radiator. UPVC double glazed bay window with fitted vertical blinds and a window seat. Low level wc and wash basin.

BEDROOM TWO

12'0 x 10'4 (3.66m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'2 x 5'6 (2.49m x 1.68m)

Fitted carpet. Pedestal wash basin and panelled bath. UPVC double glazed window. Tiled walls. Airing cupboard with lagged cylinder. Radiator.

SEPARATE WC

Low level wc. Fitted carpet. Tiled walls. UPVC double glazed window.

LOUNGE

14'5 x 12'11 + bay (4.39m x 3.94m + bay)

Fitted carpet. UPVC double glazed bay window with window seat. UPVC double glazed window to the side of the room. Radiator. Tiled fireplace with gas fire.

DINING ROOM

11'3 x 9'11 (3.43m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

KITCHEN

12'9 x 7'11 (3.89m x 2.41m)

Vinyl flooring. Tiled walls. UPVC double glazed window. Basic range of cupboards. Worcester gas central heating boiler. Radiator.

SUN ROOM

14'3 x 6'7 (4.34m x 2.01m)

Vinyl flooring. UPVC double glazed windows and external door. Wall cupboard and base unit.

OUTSIDE

The rear garden features many established trees and shrubs, two brick stores and there is also an external power socket.

Set well back from the road with a long front garden with lawn and many established trees and shrubs and offering considerable privacy. A long block paved driveway leads to extensive block paved parking/patio area and the...

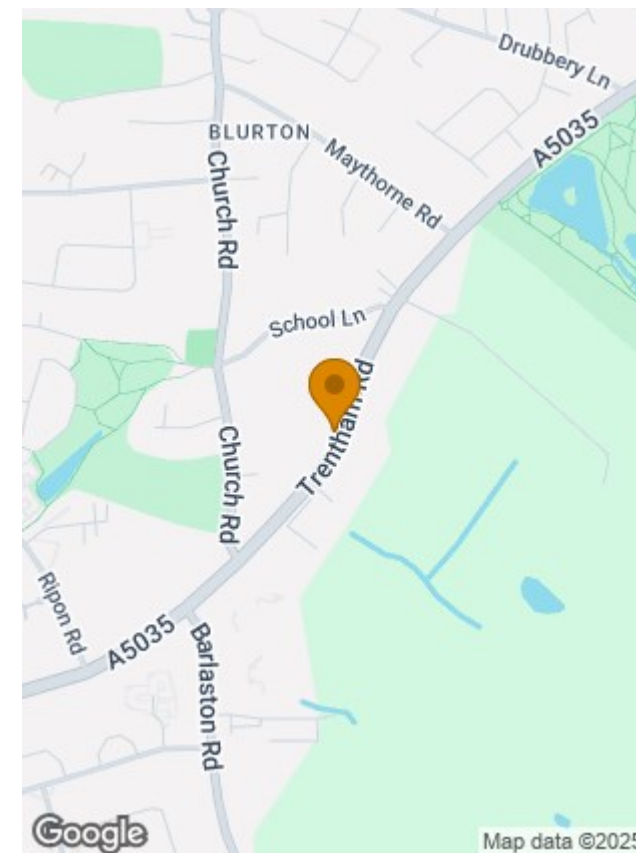
DETACHED BRICK AND TILE GARAGE

N.B. We understand that this property has a septic tank and therefore has no connection to mains sewage.





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

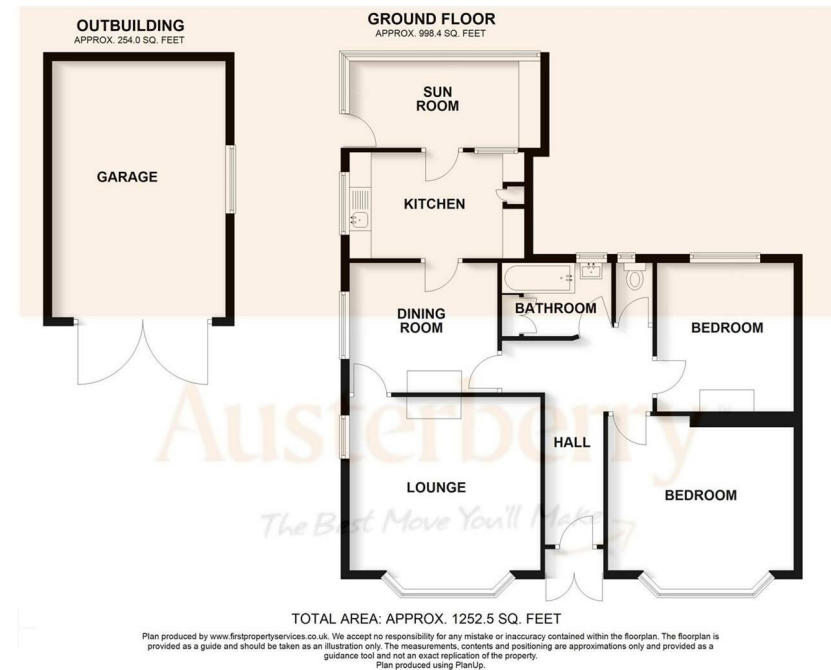
Tenure - Freehold

Council Tax Band - D



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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