

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



224 Finstock Avenue, Blurton, Stoke-On-Trent, ST3 3LB

£120,000

- Watch Our Online Video Tour!
- Fully Fitted Kitchen
- Bathroom And Separate Wc
- Large Rear Garden
- Two Bedrooms
- Separate Dining Room
- Off Road Parking
- Competitively Priced!

A two bedroom semi-detached house offered for sale at an extremely competitive price!

This conveniently positioned property has been well maintained by its present owner but is now in need of some modernisation in order for it to fulfil its true potential.

There is a lounge, fully fitted kitchen and a separate dining area on the ground floor as well as a lean to at the back suitable for storage.

Upstairs you will find two double bedrooms, the master being of a particularly good size. This room does offer the potential to be separated into two bedrooms in order to maximise on the accommodation and value of the house by making it a three bedroom property.

Local schools are only a short distance away and come with glowing reviews and there are a wealth of local amenities nearby.

We would be delighted to show you around! See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed door and window. Fitted carpet. Stairs leading to the first floor.

LIVING ROOM

14'7 max x 11'3 max (4.45m max x 3.43m max)
Fitted carpet. UPVC double glazed window. Gas fire.

DINING ROOM

10'2 x 6'11 (3.10m x 2.11m)
Timber rear door. Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

KITCHEN

10'6 x 10'2 (3.20m x 3.10m)
Vinyl flooring. Radiator. Part tiled walls. Range of wall cupboards and base units. UPVC double glazed window.

LEAN TO

7'7 x 7'6 (2.31m x 2.29m)
Tiled floor. Access to the garden.

FIRST FLOOR

LANDING

Fitted carpet. UPVC double glazed window. Store cupboard containing the hot water cylinder. Access to the loft.

BEDROOM ONE

18'0 max x 10'1 max, 8'3 min (5.49m max x 3.07m max, 2.51m min)
Fitted carpet. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

11'6 max, 10'2 min x 11'7 max, 9'10 min (3.51m max, 3.10m min x 3.53m max, 3.00m min)
Fitted carpet. Radiator. Store cupboard. UPVC double glazed window.

BATHROOM

5'7 x 4'11 (1.70m x 1.50m)
Vinyl flooring. UPVC double glazed window. Part tiled walls. White suite comprising a panelled bath with shower over and a pedestal wash basin.

WC

5'7 x 2'7 (1.70m x 0.79m)
Vinyl flooring. UPVC double glazed window. Wc. Gas fired boiler.

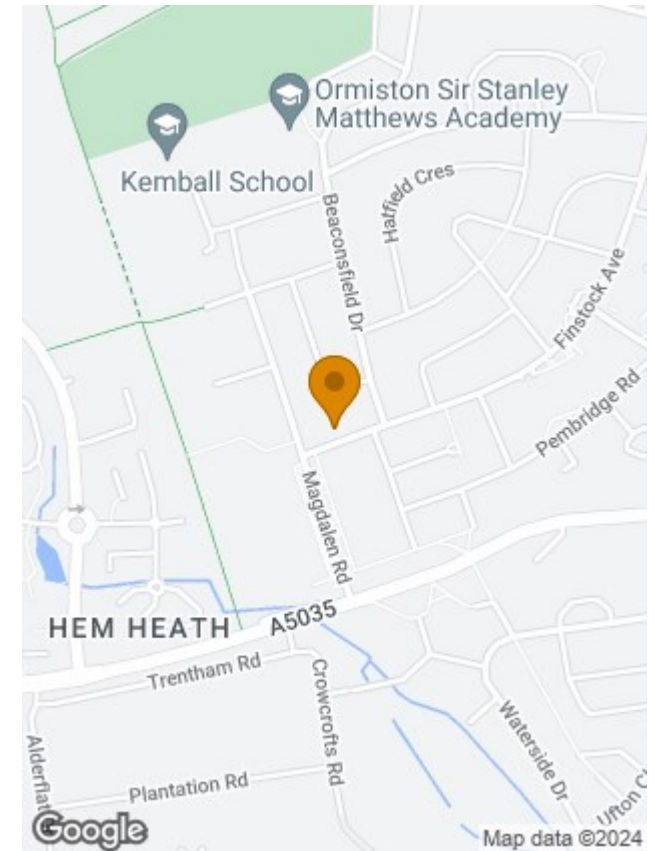
OUTSIDE

There is off road parking available in the paved driveway to the front of the property. There is a long garden to the rear with paved patio, lawn, borders and shrubs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

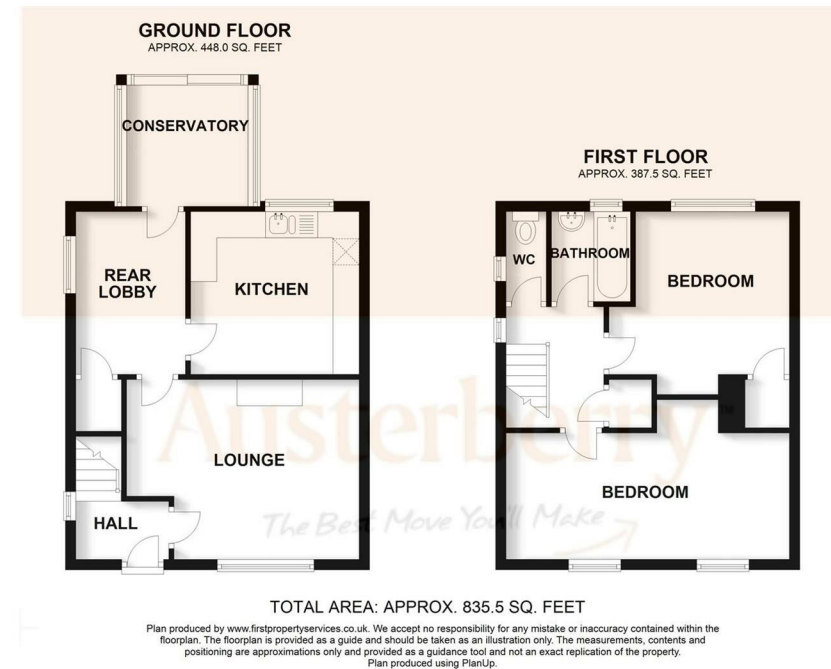
Tenure - Freehold

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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