

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



229 Beaconsfield Drive, Blurton, Stoke-On-Trent, ST3 3JD

£120,000



- Two Bedrooms
- Combi Boiler
- Potential For Three Bedrooms
- Convenient Location
- UPVC Double Glazing
- Block Paved Drive
- No Chain!
- Great Potential

This 2-bedroom semi-detached house on Beaconsfield Drive offers a fantastic opportunity for buyers looking to create their dream home.

Benefiting from UPVC double glazing throughout, high-quality composite front and rear doors, and a modern combi boiler providing efficient central heating and hot water, the property has excellent core features already in place.

The front boasts a block-paved driveway for convenient off-road parking. The location cannot be beaten with a short walk to great local schools, shops and the property is even on a bus route!

The home has recently undergone remedial work for red ash sub-floor fill, meaning it will require new floor coverings and some general improvements however, with a little work, it has the potential to become the perfect home. Additionally, there is potential to partition the spacious front bedroom to create a three-bedroom layout, making this property an ideal choice for growing families or investors.

A great opportunity to add value and personalise—schedule a viewing today! For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Radiator.

### LIVING ROOM

14'7 x 11'4 (4.45m x 3.45m)  
Radiator. UPVC double glazed window.

### REAR HALL

7'1 x 6'11 (2.16m x 2.11m)  
Composite external door. Radiator. UPVC double glazed window.

### KITCHEN

10'7 x 10'2 (3.23m x 3.10m)  
UPVC double glazed window. Radiator. Gas combi boiler.

### SHOWER ROOM

PVC clad walls. Electric shower.

## FIRST FLOOR

### LANDING

UPVC double glazed window. Access to the loft.

## BEDROOM ONE

17'11 x 10'2 (5.46m x 3.10m)  
Two UPVC double glazed windows.

## BEDROOM TWO

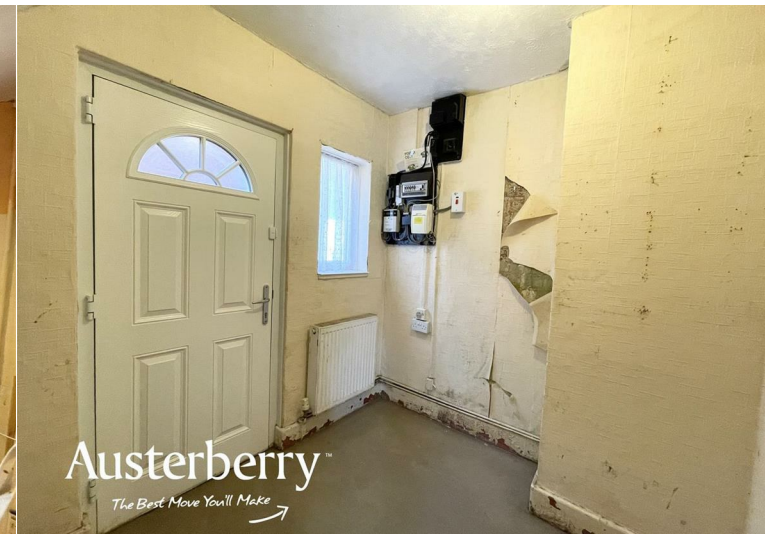
11'6 x 9'9 (3.51m x 2.97m)  
UPVC double glazed window. Radiator.

## BATHROOM

7'10 x 5'6 (2.39m x 1.68m)  
Two UPVC double glazed windows. White suite consisting of a bath, wash basin and wc.

## OUTSIDE

There is decorative slate to the front of the property and a block paved driveway.  
To the rear there is an enclosed garden with decorative slate and paved areas.





## MATERIAL INFORMATION

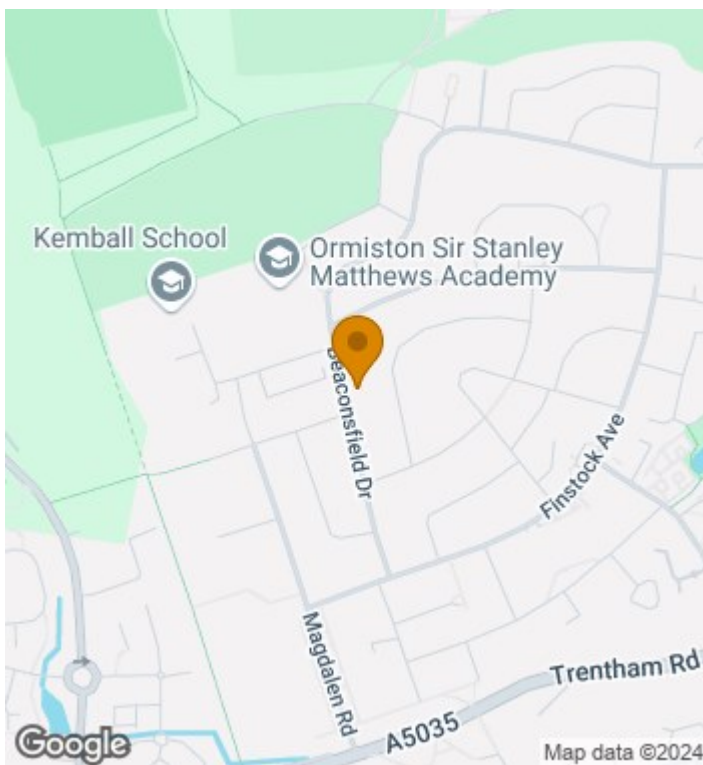
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	





#### 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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