

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Laburnum Grove, Blurton, Stoke-On-Trent, ST3 2AX

£160,000

- Three Generous Bedrooms
- Large Lounge Area
- Downstairs W/C
- Large Detached Garage
- Two Storey Extension
- L Shaped Kitchen
- Combi Boiler
- Driveway

A deceptively spacious, extended property!

You will be presently surprised when you step inside this property on Laburnum Grove. Benefitting from a two storey extension, it provides three generous bedrooms upstairs and a family bathroom.

The ground floor consists of a vast living area, downstairs toilet and an L-shaped kitchen with integrated appliances. The property would benefit from cosmetic improvements but is a brilliant prospect for any buyer. There is parking in the drive to the front, and a detached garage which is over thirty feet long! There's even a modern combi boiler for central heating and hot water.

Available with no onward chain, viewing is essential! Contact us today.



## GROUND FLOOR

### ENTRANCE HALL

Aluminium double glazed front door. Radiator. Fitted carpet. Stairs to the first floor.

### LOUNGE

20'7 x 11'1 (6.27m x 3.38m)

Double glazed bay window. Radiator. Fitted carpet. Feature fireplace with gas fire (disconnected). Under stairs storage cupboard with wc. Sliding glass doors into the...

### KITCHEN

14'8 x 14'6 max (4.47m x 4.42m max)

L shaped room. Range of fitted wall cupboards and base units with integrated gas hob, electric oven and fridge. Tiled flooring. Tiled splashback. Two double glazed windows. Aluminium external door. Plumbing for washing machine,

## FIRST FLOOR

Fitted stair and landing carpets. Double glazed window. Access to the loft.

### BEDROOM ONE

12'4 x 9'9 (3.76m x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted storage unit.

### BEDROOM TWO

11'3 x 8'5 (3.43m x 2.57m)

Fitted carpet. Radiator. Double glazed window. Fitted storage with shelves.

### BEDROOM THREE

18'5 x 7'1 (5.61m x 2.16m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

5'6 x 5'1 (1.68m x 1.55m)

Pink suite with shower fitting over the bath, wc and wash basin. Tiled walls. Vinyl flooring. Double glazed window. Radiator.

### OUTSIDE

There is a paved driveway to the front of the property with a planted flower bed.

The rear garden is paved and has a greenhouse, outbuildings and planted beds.


### VERY LARGE DETACHED GARAGE

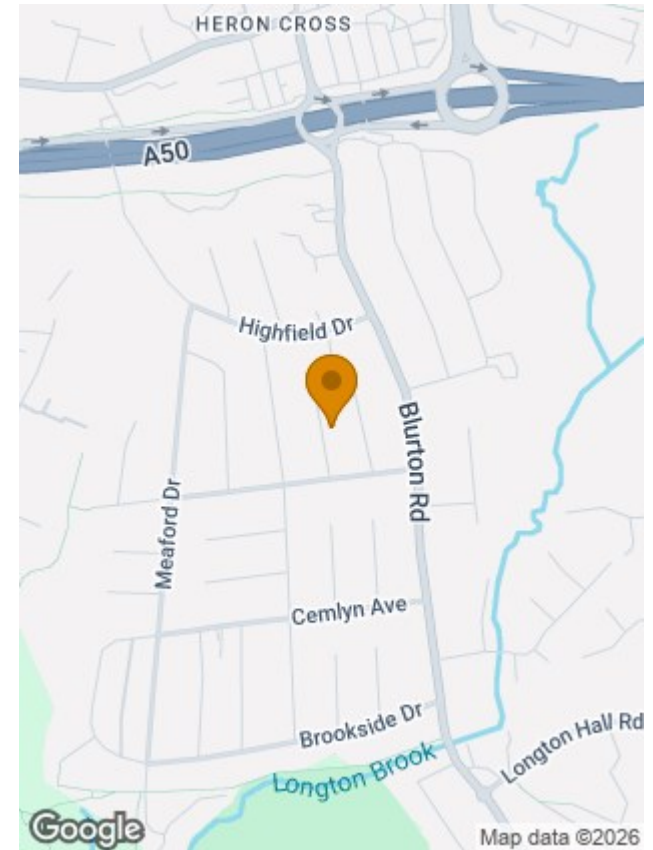
35'3 x 7'1 (10.74m x 2.16m)

Up and over door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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 	



## MATERIAL INFORMATION

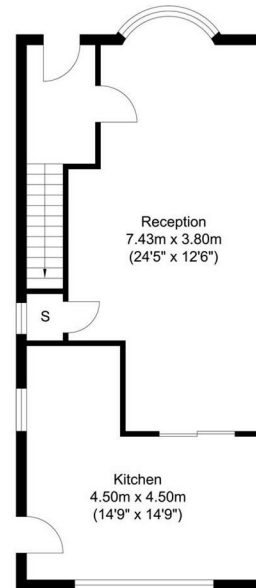
Tenure - Freehold

Council Tax Band - B

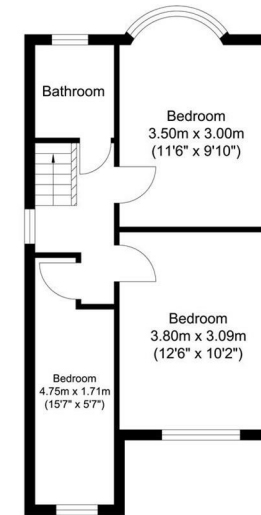


### PLEASE NOTE

- \* 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.



Ground Floor



First Floor

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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