

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



147 Church Road, Blurton, Stoke-On-Trent, ST3 3BQ

£240,000

- Beautifully Modernised
- Three Bedrooms
- Utility
- Block Paved Driveway
- A Family Sized Home
- Open Plan Kitchen Diner
- UPVC Double Glazing & Combi Boiler
- Integral Garage

Welcome to this beautifully modernised three-bedroom semi-detached home, ideally positioned on the ever-popular Church Road in Blurton. Renovated throughout to a superb contemporary standard, this property really is fully modernised throughout!

There is a spacious and light entrance hallway which invites you into the property and the ground floor also boasts a bright and spacious lounge leading through to an impressive open-plan kitchen-diner. This stunning space features sleek modern units, quality finishes and bifold doors opening directly onto the garden, creating a seamless indoor to outdoor flow perfect for entertaining. A useful utility area completes the ground floor along with internal access to the garage.

Upstairs, you'll find three well-proportioned bedrooms along with a beautifully finished tiled shower room, offering a clean, modern look in place of a traditional bathroom.

Externally, the home continues to impress with a full-width block-paved driveway providing excellent off-road parking. To the rear, the generous garden offers the ideal setting for outdoor relaxing or entertaining.

Combining contemporary design, practical features, and a sought-after location, this stunning property is an ideal choice for families, first-time buyers, or anyone seeking a high-quality modern home.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door and frosted double glazed windows. Tiled floor. Radiator. Stairs leading to the first floor. Useful under stairs storage cupboard.

LOUNGE

17'7 x 9'10 (5.36m x 3.00m)

Fitted carpet. Radiator. UPVC double glazed window. Media wall with feature electric fire. LED ceiling lighting.

OPEN PLAN KITCHEN DINER

24'6 x 7'11 (7.47m x 2.41m)

Range of grey shaker style wall cupboards and base units with quartz worktops and integrated eye level oven and grill, induction hob and fridge freezer. Tiled flooring. Radiator. Bi-folding patio doors. Spotlights. Plumbing for washing machine. Breakfast bar.

REAR HALL WITH UTILITY SPACE

Shaker base units. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

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

BEDROOM ONE

14'6" x 10'11" max (4.42 x 3.33 max)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

BEDROOM TWO

11'11 x 10'11 (3.63m x 3.33m)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

BEDROOM THREE

7'11 x 6'10 (2.41m x 2.08m)

Fitted carpet. Radiator. UPVC double glazed window. Spotlights.

SHOWER ROOM

8'0 x 6'11Q (2.44m x 2.11m)

Long walk in tiled shower with rain head shower, wash basin and wc. Tiled flooring. Chrome heated towel rail radiator. UPVC double glazed window. Spotlights.

OUTSIDE

The rear garden has a porcelain tiled patio, lawn and steps with feature timber panelled fencing and external lighting.

A wide block paved driveway to the front of the property with tiled steps and external lighting leads to the...

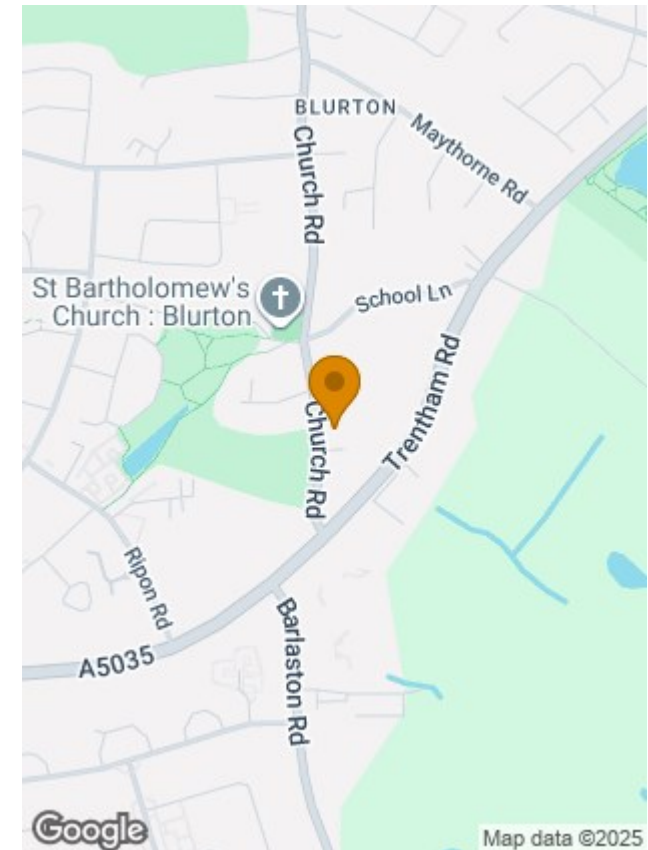
INTEGRAL GARAGE

Up and over door. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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

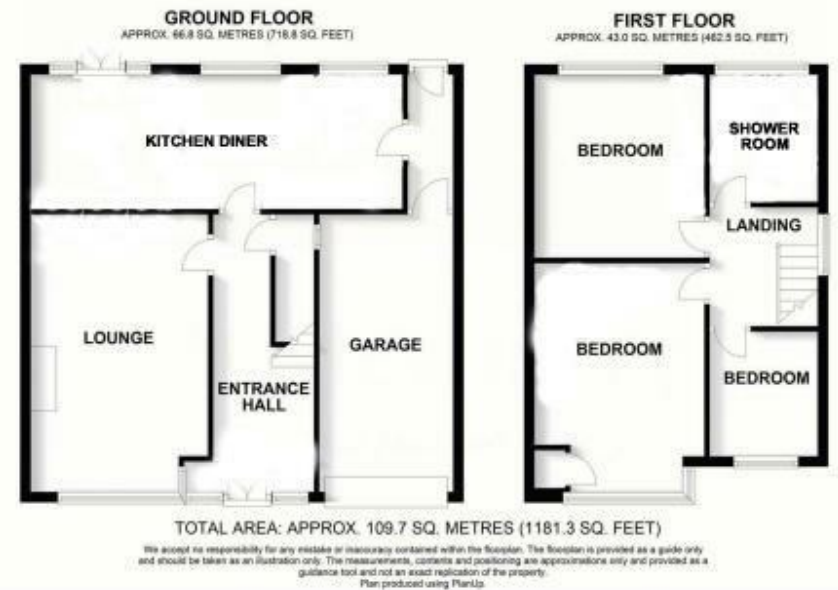
Tenure - Freehold

Council Tax Band - C



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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