

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



124 Lundy Road, Blurton, Stoke-On-Trent, ST3 2EF

£175,000

- Offering You So Much More!
- Third Bedroom Loft Conversion With En-Suite
- UPVC Double Glazing
- Ample Parking Space
- Three Storey
- Combi Boiler
- Enclosed Rear Garden
- Detached Garage

An unusual property offering more than you may expect!

This well-proportioned semi-detached home offers flexible accommodation arranged over three floors, making it an appealing option for families or buyers needing additional space.

The property features two bedrooms on the first floor, along with a loft conversion creating a useful third bedroom. The loft room also benefits from an adjoining en-suite area fitted with a bath and wash basin, providing added convenience and versatility.

To the ground floor, the home offers comfortable living accommodation with a practical layout suited to everyday family life.

Externally, the property benefits from a generous double-width driveway to the front, providing ample off-road parking for multiple vehicles.

Situated within the convenient residential area of Blurton, the property is well placed for local amenities as well as being positioned just walking distance from St Thomas Moore High School.

This really is a property that must be seen to be appreciated, so contact us today to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. UPVC double glazed window.

LIVING ROOM

14'7 max x 12'3 max (4.45m max x 3.73m max)

Laminate flooring. Radiator. UPVC double glazed window. Gas fire.

KITCHEN

14'7 max x 9'0 (4.45m max x 2.74m)

Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards, base units and worktop space. Store cupboard.

REAR HALL

Composite rear door. Store cupboard containing the gas combi boiler.

CLOAKS/WC

Tiled floor. Radiator. UPVC double glazed window. Wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Walkway providing access to the loft room.

BEDROOM ONE

11'6 x 11'2 (3.51m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'8 max x 10'5 max (3.56m max x 3.18m max)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

7'7 x 5'5 (2.31m x 1.65m)

Vinyl flooring. Feature radiator. Two UPVC double glazed windows. Bath with shower over, wash basin and wc in a vanity unit. Tiled walls.

SECOND FLOOR

Fitted stair carpet.

LOFT ROOM

12'4 x 10'3 (3.76m x 3.12m)

Fitted carpet. Radiator. Two velux windows. Storage.

EN-SUITE

5'6 x 5'3 (1.68m x 1.60m)

Vinyl flooring. Bath and pedestal wash basin. Part tiled walls.

OUTSIDE

There is a double width block paved driveway to the front of the property with borders.

To the rear there is an enclosed garden with patio area and a further area at the bottom of the garden offering huge potential.

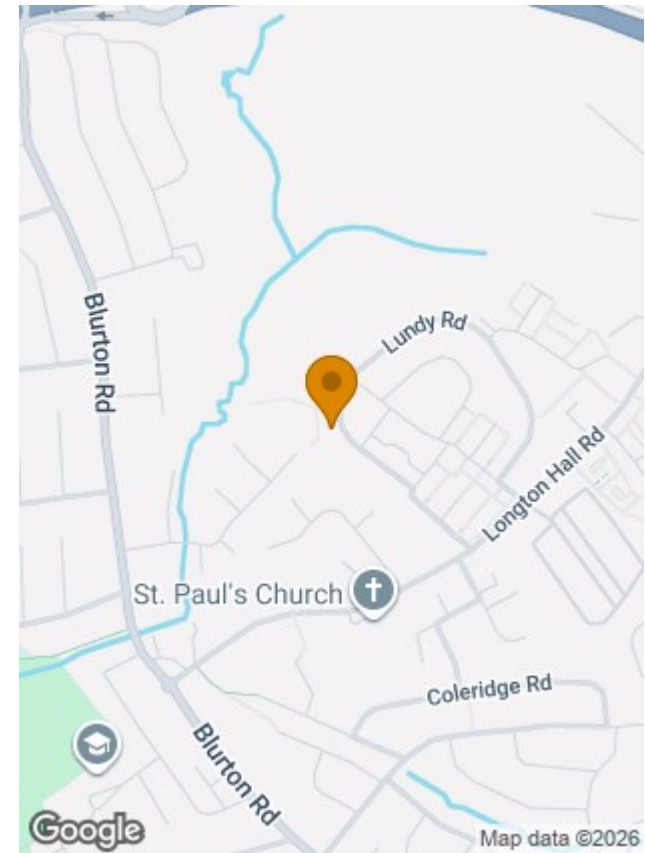
DETACHED GARAGE

No vehicle access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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

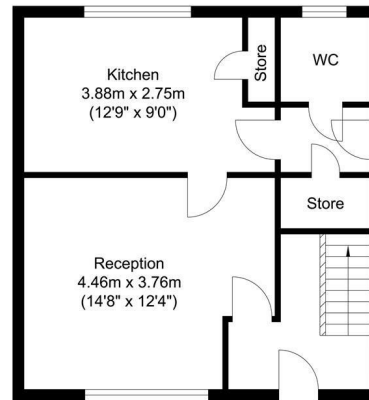
Tenure - Freehold

Council Tax Band - A

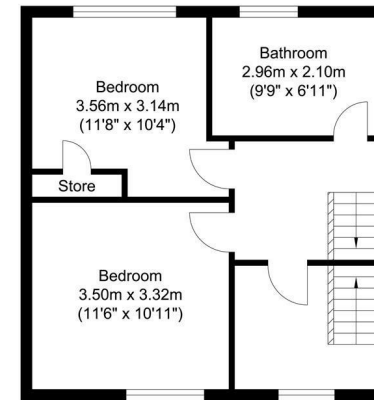


PLEASE NOTE

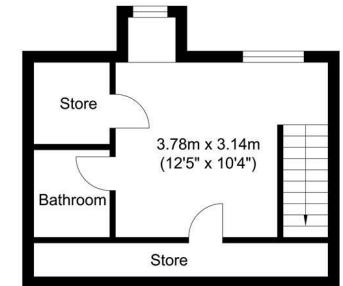
- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have 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.



Ground Floor



First Floor



Second Floor

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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