

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



10 Little Cliffe Road, Blurton, Stoke-On-Trent, ST3 2DN

£185,000

- Three Bedrooms
- GF Cloaks/Wc
- UPVC Double Glazing
- Close To Schools and Access To The A50
- Fitted Kitchen
- Combi Boiler
- Off Road Parking
- No Chain!

Three bedrooms and no onward chain to slow down your purchase!

A spacious lounge, fitted kitchen, decent bedroom sizes, combi boiler and UPVC double glazing all help towards making this house an outstanding purchase for you and your family!

The property has a paved driveway, an additional gravelled parking area at the front and a really convenient location for access to local schools, Longton Town Centre and the A50 at Heron Cross.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Stairs to the first floor.

LOUNGE

17'1 into bay x 12'7 (5.21m into bay x 3.84m)

Grey laminate flooring. Radiator. UPVC double glazed bay window with fitted vertical blinds. Modern multi-fuel stove within a feature fireplace featuring a tiled hearth and timber mantel. Under stairs storage cupboard with shelving and UPVC double glazed window.

FITTED KITCHEN

12'5 x 9'3 (3.78m x 2.82m)

Tiled floor and part tiled walls. Range of wall cupboards and base units with a grey high gloss finish together with a Neff gas hob and under oven. Breakfast bar. Plumbing for washing machine and dishwasher. Space for tall fridge freezer. Radiator. Two UPVC double glazed windows with fitted blinds.

REAR HALL

Tiled floor. UPVC double glazed rear door.

WC

Low level wc. Logic gas combi boiler. UPVC double glazed window.

FIRST FLOOR

LANDING

UPVC double glazed window. Access to the loft.

BEDROOM ONE

12'0 x 9'1 (3.66m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

12'9 x 9'0 (3.89m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

BEDROOM THREE

9'1 x 6'8 (2.77m x 2.03m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

SHOWER ROOM/WC

8'1 x 7'5 (2.46m x 2.26m)

Vinyl flooring. UPVC double glazed window with fitted blind. Radiator. White low level wc, wash basin within a fitted unit and a walk in shower.

OUTSIDE

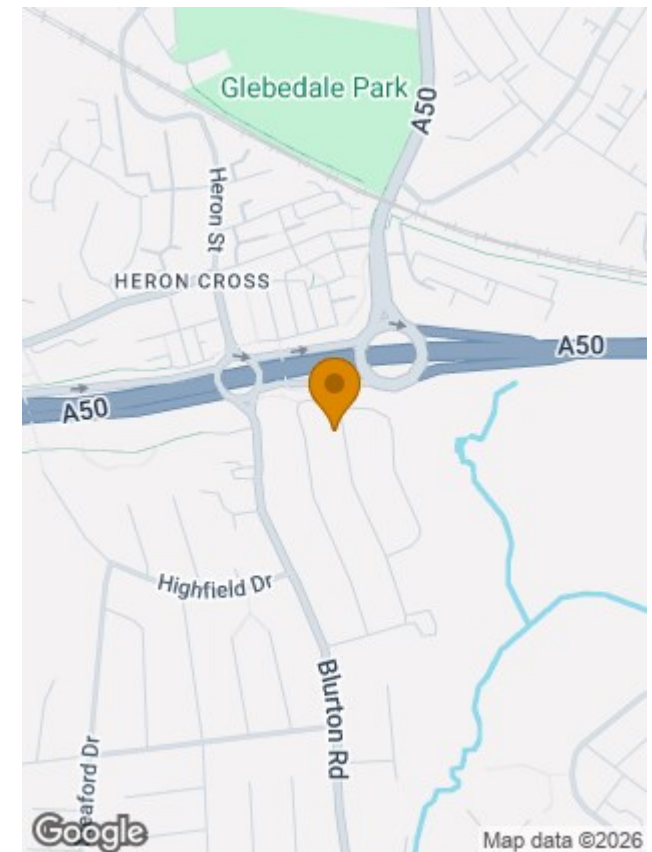
There is a paved driveway to the side of the house and an additional gravelled parking area at the front of the property.

There is an enclosed rear garden with a lawn, paved area and three sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 - 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.

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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