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the best move you'll make

Estate Agents

Letting and Management Specialists



18 Garsdale Crescent, Blurton, Stoke-On-Trent, ST3 3JP

£170,000

- A Beautiful House!
- Fitted Kitchen
- GF Cloaks/Wc
- Combi Boiler
- Three Bedrooms
- Modern Bathroom With Bath AND Shower
- Huge Rear Garden
- UPVC Double Glazing

A beautiful house available with no chain!

Welcome to this modernised three bedroom house on Garsdale Crescent in Blurton. The accommodation comprises a lounge with a feature acoustic panelled wall and a shaker style kitchen along with practical elements such as a rear hall and downstairs WC.

Upstairs are three bedrooms and an exceptional modern bathroom with separate bath and shower!

Outside is what really sets this house apart, with a huge rear garden which includes paved patio and BBQ area, large lawn and even a compost area.

Viewing is strongly recommended so please get in touch!



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Grey laminate flooring. Radiator. UPVC double glazed window. Stairs to the first floor.

LOUNGE

14'6 x 11'3 (4.42m x 3.43m)

Laminate flooring. Radiator. UPVC double glazed window. Feature fireplace with electric fire. Acoustic panelled wall. Spotlights.

KITCHEN

10'7 x 10'2 (3.23m x 3.10m)

Range of cream coloured shaker style wall cupboards and base. Tiled splashback. Space for electric cooker. Plumbing for washing machine and dishwasher. Radiator. UPVC double glazed window. Cupboard containing the gas combi boiler.

REAR HALL

Laminate flooring. UPVC double glazed window and external door. Radiator. Space for fridge freezer.

CLOAKS/WC

Laminate flooring. Pedestal wash basin and wc. Radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

10'2 x 9'8 (3.10m x 2.95m)

Grey fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM TWO

8'4 x 8'0 (2.44m x 2.44m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'6 x 5'3 (2.90m x 1.60m)

Grey fitted carpet. Radiator. UPVC double glazed window. Storage above the stairs.

BATHROOM

7'8 x 5'6 (2.34m x 1.68m)

Modern white suite consisting of a pedestal wash basin, wc, bath with shower over and a separate corner shower. Fully tiled walls. Two UPVC double glazed windows. Radiator. Grey vinyl flooring.

OUTSIDE

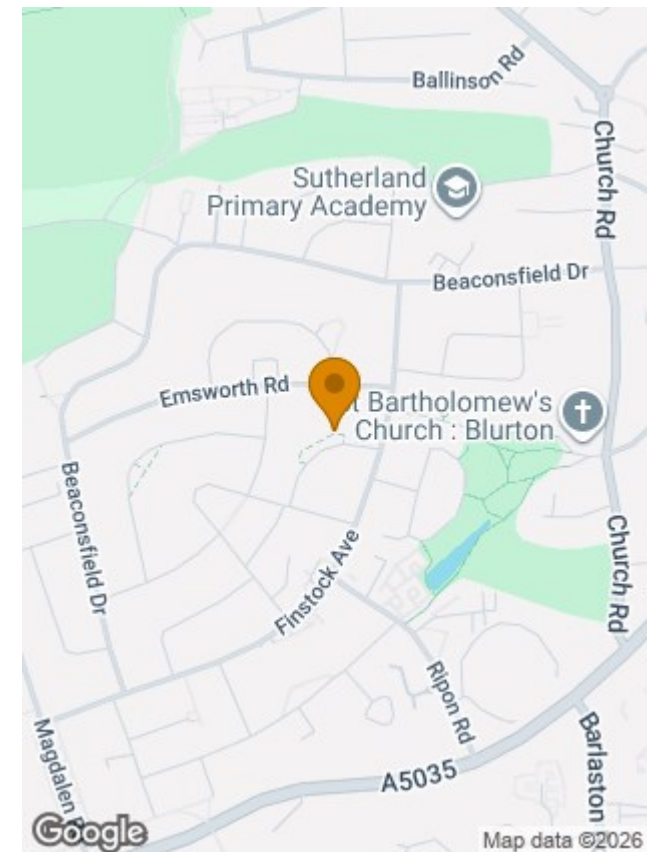
There is a gravelled and paved front garden.

The rear garden is huge with a lawn, patio areas and additional compost area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

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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