

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



86 Ulverston Road, Blurton, Stoke-On-Trent, ST3 3NE

£167,500

- Popular Newstead Location!
- Large Attractive Conservatory
 - UPVC Double Glazing
 - Low Maintenance Gardens
- Three Bedrooms
- Combi Boiler
- Off Road Parking
- Corner Plot

THREE BEDROOMS AND A POPULAR NEWSTEAD LOCATION!

This semi-detached house occupies a prominent corner plot with a wide driveway and landscaped garden to the front and a fully enclosed garden to the rear with a large Indian Stone paved area as well as an artificial grass lawn and a substantial shed.

Step inside the house and you'll soon see that the present owners are moving because they need more space! On the other hand, the house offers three bedrooms, a spacious kitchen with dining area and a particularly impressive double glazed conservatory, in addition to a well proportioned lounge, double glazed windows and a gas combi boiler for central heating and hot water!

Newstead in Blurton benefits from a very popular primary academy school as well as neighbourhood shops and it is conveniently placed.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Fitted shoe cupboard. Stairs leading to the first floor. Door into the...

LOUNGE

16'3 x 10'5 (4.95m x 3.18m)

Laminate flooring. Double radiator. Feature fireplace.

KITCHEN WITH DINING SPACE

17'0 x 11'7 max (5.18m x 3.53m max)

Grey laminate flooring. Range of wall cupboards and base units with a natural timber effect finish. Plumbing for washing machine. Double radiator. Extractor. Two UPVC double glazed windows with fitted vertical blinds. Built in storage cupboard and under stairs storage cupboard.

CONSERVATORY

13'1 x 9'10 (3.99m x 3.00m)

Grey laminate flooring. UPVC double glazed windows with fitted roller blinds and double doors opening into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft. Storage cupboard with Worcester gas combi boiler.

BEDROOM ONE

10'11 x 10'5 (3.33m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM TWO

13'11 x 8'5 + recess (4.24m x 2.57m + recess)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BEDROOM THREE

10'4 x 8'6 max (3.15m x 2.59m max)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

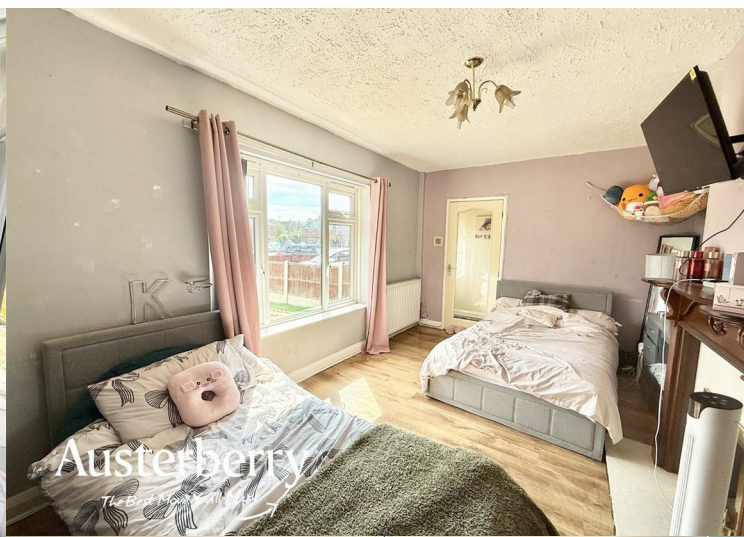
7'7 x 5'4 (2.31m x 1.63m)

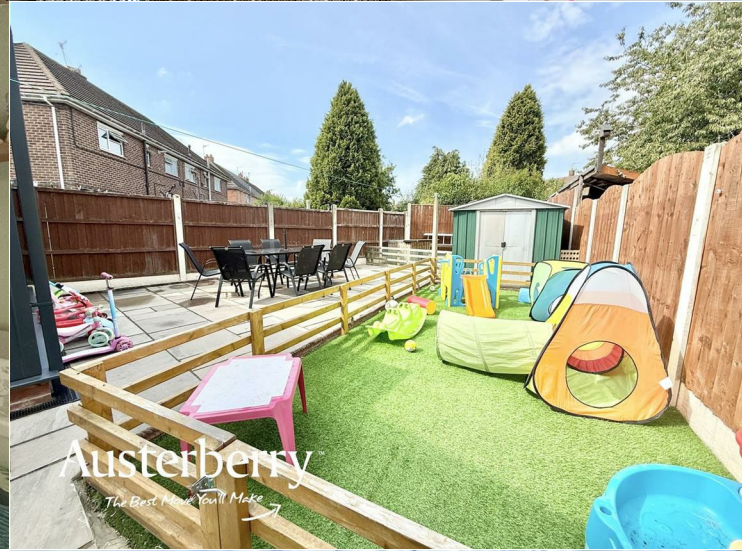
Vinyl flooring. Tiled walls. White suite with shower over the bath, wash basin and wc. Stainless steel centrally heated towel rail radiator. UPVC double glazed window.

OUTSIDE

The house has a long and attractive frontage with a fenced and landscaped front garden and a wide driveway with parking for two cars from which tall double gates lead into the rear garden.

The fully enclosed rear garden features a large paved Indian Stone patio area, artificial grass lawn and a substantial shed. There is also outside lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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



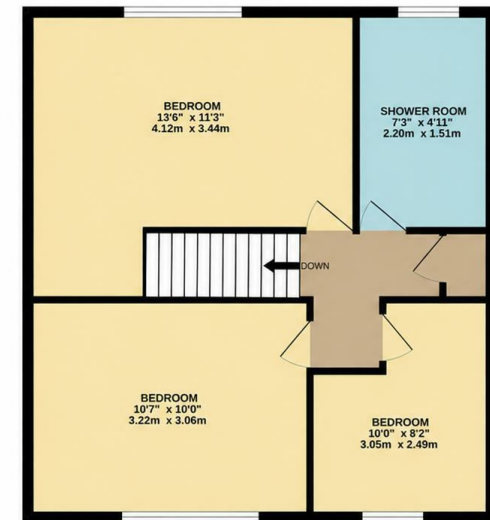
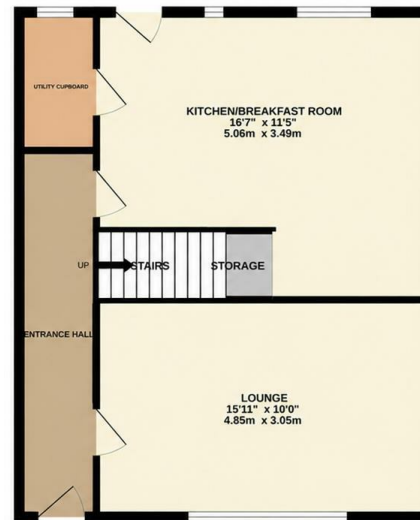
GROUND FLOOR



1ST FLOOR

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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