

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Central Drive, Blurton, Stoke-On-Trent, ST3 2DF

£160,000

- Big Brick Garage + Block Paved Drive
- Large Double Glazed Conservatory
 - UPVC Double Glazing
 - Vacant Possession
- Two Spacious Bedrooms
- Combi Boiler
- Open Plan Lounge & Dining Room
- No Chain!

TWO LARGE BEDROOMS AND A BRICK GARAGE!

There's plenty of car parking space at the front of this house in the wide block paved driveway whilst at the rear there is also a big brick detached garage which is internally partitioned at present to provide a utility room and separate storeroom as well as a garage.

The house itself has the benefit of a huge open plan lounge and dining room in addition to a galley kitchen and a spacious UPVC double glazed conservatory complete with radiator. Both bedrooms are of a really decent size and there is also an attractive shower room with a walk-in shower and white suite.

Heating throughout the property is from a gas combi boiler, there's UPVC double glazing and this house is being sold with no onward chain,

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

OPEN PLAN LOUNGE AND DINING ROOM

23'4 x 17'2 max, 11'2 min (7.11m x 5.23m max, 3.40m min)
UPVC double glazed front door. Fitted carpet. UPVC double glazed bay window with fitted vertical blinds at the front of the room and additional UPVC double glazed window with fitted vertical blinds. Two radiators. Feature fireplace with multi-fuel stove. Open plan staircase. Double glazed patio doors leading into the...

CONSERVATORY

13'5 x 9'1 (4.09m x 2.77m)
Laminate flooring. Radiator. UPVC double glazed windows and door into the garden.

KITCHEN

18'4 x 5'7 (5.59m x 1.70m)
Laminate flooring. Radiator. Range of wall cupboards and base units with a dark natural timber finish. Two UPVC double glazed windows with fitted blinds. Beko electric slot in cooker. Plumbing for washing machine. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

13'1 x 9'11 (3.99m x 3.02m)
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Built in wardrobe/storage cupboard.

BEDROOM TWO

11'4 x 10'8 max (3.45m x 3.25m max)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Excellent range of fitted wardrobes and drawers. Concealed Vaillant gas combi boiler.

SHOWER ROOM

7'9 x 6'1 (2.36m x 1.85m)
Part tiled and part aqua panelled walls. White wash basin and wc and a walk in shower. Radiator. UPVC double glazed window with fitted roller blind. Range of white wall cupboards.

OUTSIDE

There's a wide block paved drive at the front of the house and gates to the side lead into an enclosed block paved garden with a covered porch. There is also a...

LARGE DETACHED BRICK GARAGE

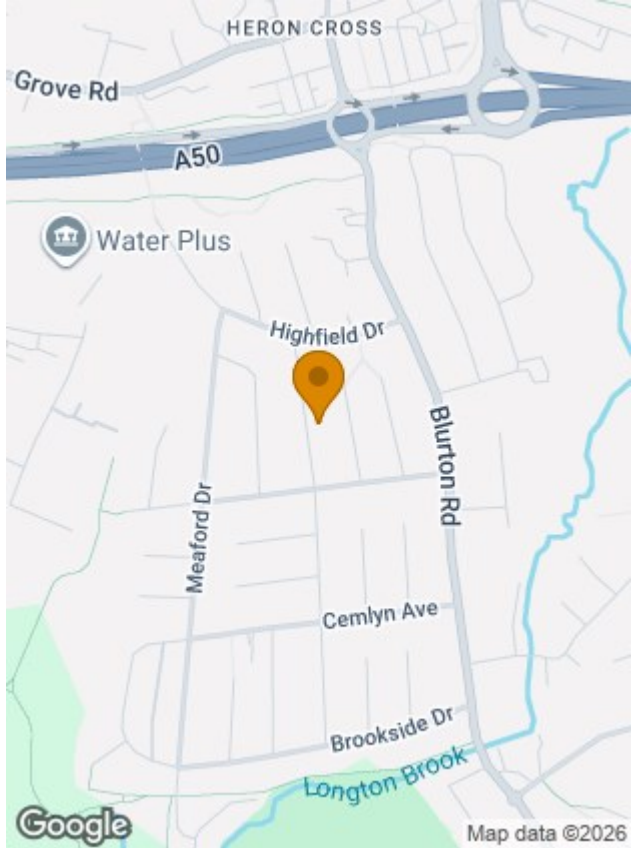
Up and over door. Light and power.

N.B. This garage is internally partitioned at present to form two utility rooms in addition to a garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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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