

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



84 Poplar Drive, Blurton, Stoke-On-Trent, ST3 3AZ

£210,000



- Exemplary Home In A Residential Location!
  - Lounge With Feature Fireplace
  - Patio Doors Lead To Rear Garden
  - Gas Central Heating And UPVC Double Glazing
- Double Bay Fronted Window
  - Kitchen With Dining Area
  - First Floor Modern Bathroom
  - Detached Garage

The ideal home in a popular residential location!

We are pleased to be marketing this exemplary three bedroom semi-detached house on Poplar Drive in Blurton. The handsome property offers a traditional appearance with a double bay window and wide block paved driveway. The property has been tastefully modernised internally to include a comfortable lounge with a feature fireplace whilst the kitchen has been combined with the dining area to create a beautiful family sized room. Patio doors lead out from the dining area to the enclosed rear garden.

Upstairs the property offers three bedrooms which are imaginatively laid out to maximise the space offered. The bathroom has a modern white suite and rain head shower over the bath. Part tiled walls complete the picture in the bathroom.

The property also has the benefit of gas central heating from a combi boiler and UPVC double glazing throughout. There is also a detached garage for additional storage.

A brilliant family house - not to be missed!

See our online virtual tour and for more information please contact us.





## GROUND FLOOR

### ENTRANCE HALL

Black composite front door with window lights. Radiator. Grey laminate flooring. Stairs to the first floor.

### LOUNGE

12'3 x 9'4 (3.73m x 2.84m)

Grey fitted carpet. Radiator. UPVC double glazed bay window. Feature chimney breast and fireplace.

### KITCHEN/DINING ROOM

15'8 x 11'0 (4.78m x 3.35m)

Range of wall cupboards and base units with an integrated oven, microwave, fridge freezer and induction hob. Plumbing for washing machine and slim dishwasher. UPVC double glazed window and patio doors. Under stairs storage cupboard containing the combi boiler.

## FIRST FLOOR

### LANDING

Grey fitted stair and landing carpets. UPVC double glazed window. Access to the loft: with pull-down loft hatch, which provides a boarded loft area for additional storage.

### BEDROOM ONE

12'1 x 10'6 (3.68m x 3.20m)

Grey fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

### BEDROOM TWO

12'6 x 10'6 (3.81m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature "brick style" wallpaper.

### BEDROOM THREE

6'9 x 6'0 (2.06m x 1.83m)

Grey fitted carpet. Radiator. UPVC double glazed window.

### MODERN BATHROOM

7'3 x 5'10 (2.21m x 1.78m)

White suite consisting of a P shaped bath with rain head shower and screen over, wash basin within a vanity unit and wc. Part tiled walls. UPVC double glazed window. Heated towel rail radiator. Vinyl flooring.

### OUTSIDE

To the rear of the property is an enclosed garden with a paved patio, grass lawn, slate border, planted shrubs and timber decking.

There is a timber sleeper border and steps to the front of the property and a block paved double drive which leads to the...

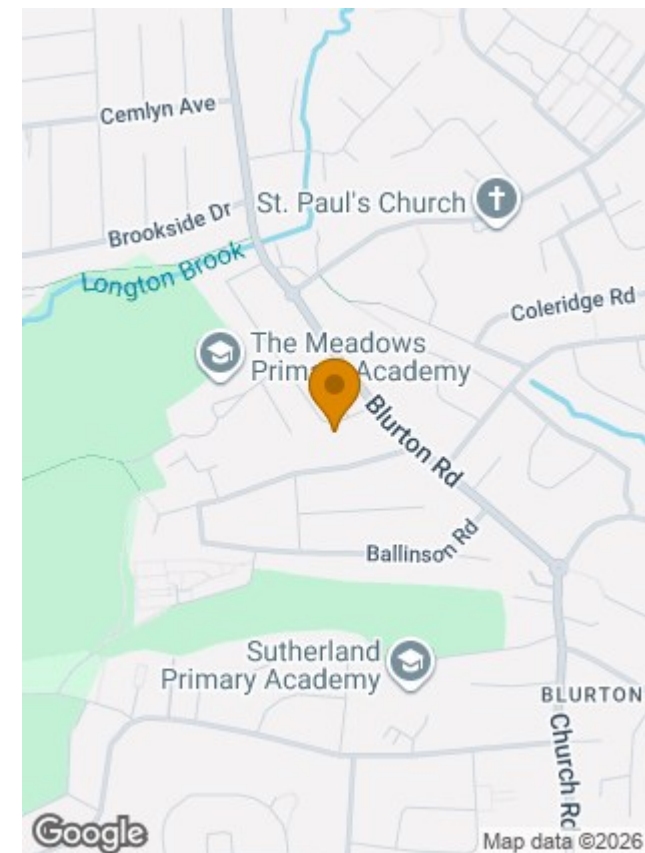
### DETACHED CONCRETE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

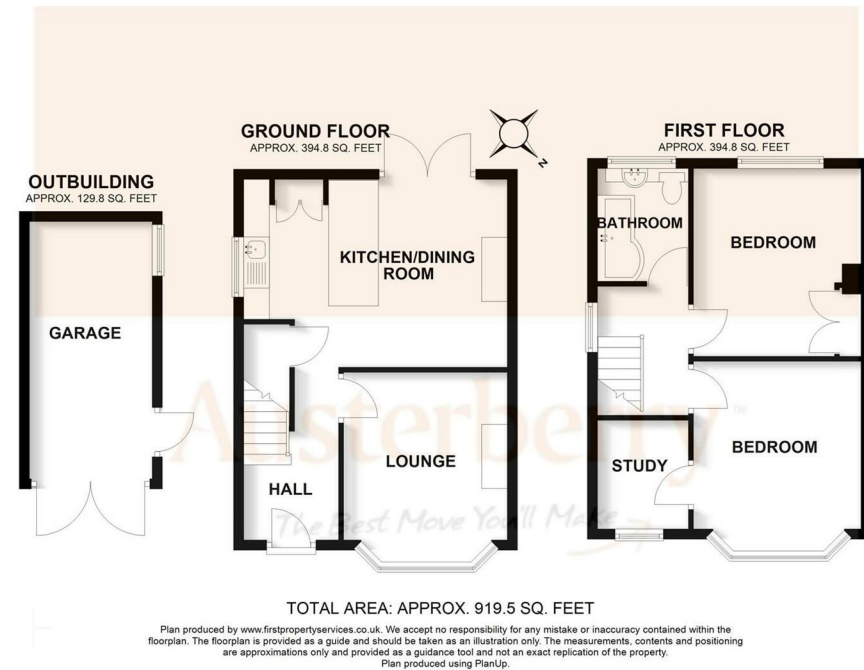
Tenure - Freehold

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](mailto:enquiries@austerberry.co.uk)

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