

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Lundy Road, Blurton, Stoke-On-Trent, ST3 2DZ

£170,000

- Three Generous Sized Bedrooms!
- Modern Shaker Style Fitted Kitchen
 - Combi Boiler
- Rear Garden With Artificial Lawn
- Refurbished Shower Room
- New UPVC Double Glazing
 - Off Road Parking
- Not To Be Missed!

NO EXPENSE HAS BEEN SPARED, COME AND VIEW!

We really mean it when we say that this house has been overhauled by the current owners!

Features include a sage coloured shaker style kitchen with integrated appliances along with an additional utility cupboard and pantry! Three generous bedrooms upstairs are all of a generous size and layout and the shower room was recently refurbished too. The house is tastefully appointed with feature panelling and colour schemes.

Outside there is off road parking on the driveway along with a low maintenance, artificial grass rear garden. Gas central heating is from a combi boiler and the windows & external doors are recently installed.

This house is not to be missed and viewing is strongly recommended! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Wood effect LVT flooring. Radiator. Stairs to the first floor.

LOUNGE

13'10 x 12'4 (4.22m x 3.76m)

Wood effect LVT flooring. UPVC double glazed window. Feature wood panelled walls and acoustic panelling. Radiator. Bespoke fitted storage including shelves and a small cupboard.

KITCHEN

12'3 x 9'0 (3.73m x 2.74m)

Modern sage coloured shaker style new wall cupboards and base units with a breakfast bar and integrated appliances including an eye level electric oven and grill, induction hob and fridge freezer. Wood effect laminate flooring. UPVC double glazed window. Composite external door. Heated tall radiator. Feature acoustic panelling. Spotlights. Very useful utility cupboard with space for stacked washing machine and dryer. Pantry cupboard for additional storage.

FIRST FLOOR

LANDING

Fitted grey stair and landing carpet. Additional wardrobe space. Timber handrail. Access to the loft.

BEDROOM ONE

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

Wood effect laminate flooring. Radiator. UPVC double glazed window. Feature walls with wallpaper and panelling.

BEDROOM TWO

14'7 x 7'0 (4.45m x 2.13m)

Wood effect laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobes. Partition feature allows for natural divide.

BEDROOM THREE

7'4 x 6'10 (2.24m x 2.08m)

Wood effect laminate flooring. Radiator. UPVC double glazed window. Bespoke integral wardrobes.

BATHROOM

7'7 x 5'5 (2.31m x 1.65m)

Modern white suite consisting of a large walk in shower with glass cubicle, wc and wash basin. Tiled walls and flooring. Two UPVC double glazed windows. Chrome heated towel rail radiator.

OUTSIDE

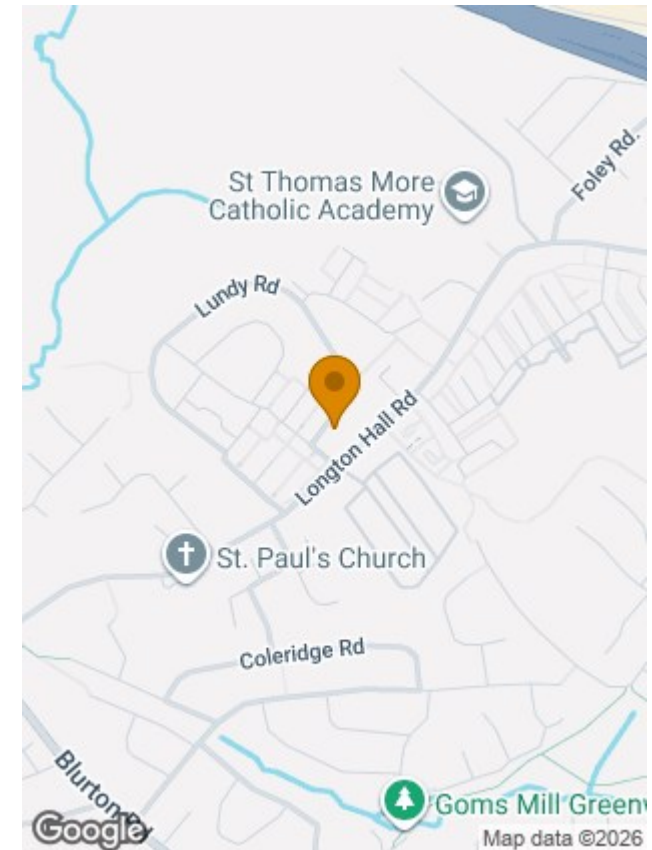
There is a driveway to the front of the property with a paved path and slate borders.

The enclosed rear garden is low maintenance with artificial grass and a paved seating area. There is an outhouse which houses the combi boiler and power supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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

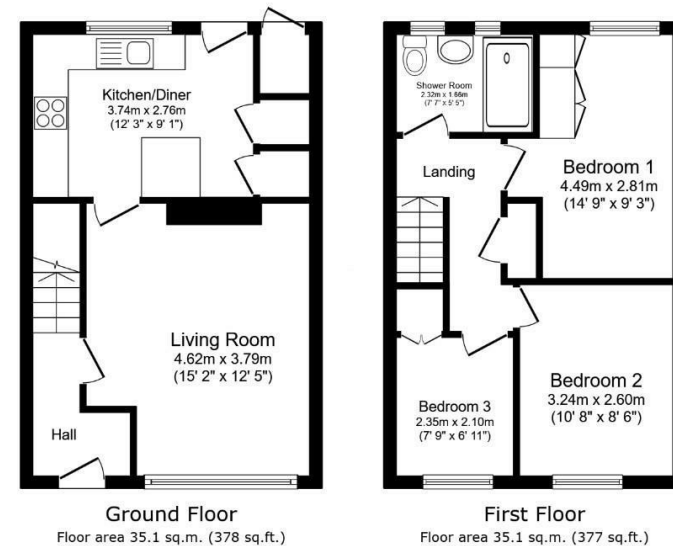
Tenure - Freehold

Council Tax Band - A



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.



Total floor area: 70.1 sq.m. (755 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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