



Langland Drive, Blurton, Stoke-On-Trent, ST3 2EU

Asking Price £139,950

Austerberry[™]
The Best Move You'll Make 

A SEMI-DETACHED BUNGALOW IN A VERY POPULAR LOCATION!

In a prime corner plot on the ever popular Seddons estate at Blurton you'll find this simply superb semi-detached bungalow!

Thousands have been spent by the present owners on updating to include a fully fitted kitchen and a brand new bathroom suite with matching tiling. There's central heating from a combi boiler, UPVC double glazing throughout and a tarmac driveway leading to the detached brick garage!

As well as an enclosed rear garden you'll find that the bungalow has open plan lawned gardens to the front and side and we have no hesitation in suggesting you book an appointment to view this bungalow quickly because it is definitely the type of property that so many people tell us they want to buy but can never find! Telephone us now on 01782 594595 or e-mail enquiries@austerberry.co.uk

- * A Superb Semi-Detached Bungalow! * Prime Corner Plot! * On The Popular Seddons Estate
- * Newly Fitted Kitchen * Modern Refitted Bathroom * Combi Boiler For Gas Central Heating
- * UPVC Double Glazing * Brick Garage

LOCATION

Leave Longton by Longton Hall Road, take the left turn by the shops into Nashe Drive and then turn immediately right and then left. At the T junction turn right and at the bottom of the road turn left into Langland Drive and look out for our For Sale board outside this property which is on the corner of Masfield Road.



FULLY FITTED KITCHEN

12' 2" x 8' 7" (3.71m x 2.61m)

UPVC double glazed windows to the front and side of the room with fitted vertical blinds. UPVC double glazed external door to the side. Tiled floor and part tiled walls. Complete range of wall cupboards and base units with a high gloss grey finish. Plumbing for washing machine. Cooker hood. Radiator. Very useful walk in coat/storage cupboard which contains the gas combi boiler for central heating and hot water.

LOUNGE

15' 11" x 10' 10" (4.85m x 3.30m)

Fitted carpet. Double radiator. UPVC double glazed bow window with fitted vertical blinds.

INNER HALL

Fitted carpet. Access to the loft. Built in storage cupboard.

BEDROOM ONE

12' 11" x 9' 8" (3.93m x 2.94m)

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes.

BEDROOM TWO

9' 11" x 9' 9" (3.02m x 2.97m)

Laminate flooring. Double radiator. UPVC double glazed picture window and matching door leading out onto the patio.

MODERN FITTED BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

Tiled walls. White suite featuring a shaped bath with shower and curved screen over, wash basin and wc within a unit. Low voltage spotlights. Extractor. UPVC double glazed window. Electric shaver socket.

OUTSIDE

There's an enclosed rear garden with a large paved patio area, lawn and a good garden shed.

The bungalow occupies an extensive corner plot with open plan lawned front and side gardens and a tarmac driveway with attractive double gates leading to the...

ATTACHED BRICK SINGLE GARAGE

Up and over door. Power.



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL AREA: APPROX. 53.6 SQ. METRES (576.6 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

4 Edensor Road, Longton, Stoke-on-Trent, ST3 2NU

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