



**Drubbery Lane**  
**Blurton, ST3 4BL**

- A SEMI DETACHED HOUSE
- NO CHAIN, GOOD SIZE PLOT
- THREE BEDROOMS
- LOUNGE, KITCHEN DINER
- SOUGHT AFTER LOCATION
- REAR PORCH/ LEAN TO
- GROUND FLOOR BATHROOM, 1st FLOOR W.C
- FURTHER POTENTIAL TO IMPROVE

**£145,000**







## Property Description

### INTRO

New on the market with NO CHAIN and offering further potential to make it your own! A semi detached house, with THREE BEDROOMS and set in a very sought after location! Comprising entrance, lounge, dining kitchen, lean to/ porch, ground floor bathroom and with the bedrooms to the first floor with separate W.C. A lovely presented front garden, with potential driveway to the front (subject to a dropped curb), paved rear yard and garage/storage to the rear. UPVC double glazing and electric heating (no current gas supply). Contact us with any enquiries today!

### DIRECTIONS

Please follow postcode ST3 4BL for Sat Nav/ Google Maps - From the A5035 Trentham Road, turn into Drubbery Lane. Where the turn in is for Railton Avenue on the right, the property can be found on the right hand side as identified by our For Sale sign.

### ACCOMMODATION





#### ENTRANCE HALL

UPVC front entrance door. Electric radiator. Staircase to the first floor. Alarm panel.

#### LOUNGE

18' 11" max x 11' (5.77m x 3.35m)

Window to the front. Electric fire and surround. Electric radiator.

#### KITCHEN/ DINING ROOM

14' 10" x 12' 7" (4.52m x 3.84m)

Window to the side and to rear porch/ lean to. Single drainer sink unit. Electric oven/grill. Electric radiator. Cupboard housing electric consumer unit and Hive heating unit. Portable central heating thermostat. Door to useful understairs store cupboard/ pantry (with small timber window to the side). A defined area for dining, and with further potential to update and improve.



#### REAR PORCH/ LEAN TO

8' 4" x 7' 7" (2.54m x 2.31m)

Of Timber construction, with a Perspex roof. Space and plumbing for washing machine and dryer. Tiled flooring. Timber door to the rear garden. Door to:

#### GROUND FLOOR BATHROOM

9' 8" x 4' 9" (2.95m x 1.45m)

Comprising a panelled bath, with electric shower over. Wash hand basin and low level W.C. Tiled walls and flooring. Window to the side.



#### FIRST FLOOR LANDING

Window to the side. Loft hatch.

#### BEDROOM ONE

12' 10" x 11' 6" (3.91m x 3.51m)

Window to the front, with a nice outlook to the front garden. Electric radiator.

#### BEDROOM TWO

11' 9" x 6' 8" (3.58m x 2.03m)

Window to the rear, electric radiator.

#### BEDROOM THREE

8' 8" x 5' 4" (2.64m x 1.63m)

Window to the rear, electric radiator.



#### CLOAKS/ W.C

5' x 2' 2" (1.52m x 0.66m)

A low level W.C/ toilet.





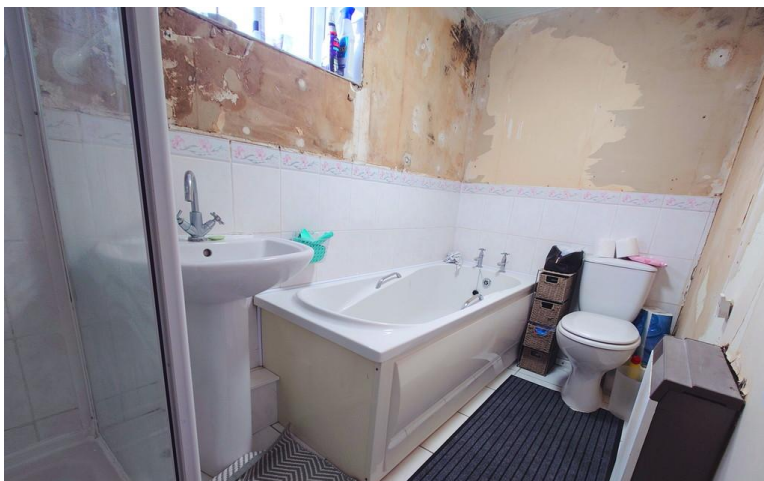
## EXTERNALLY

### FRONT GARDEN

A lovely presented front garden with mature shrubs, and landscaped area, enclosed by fencing. At the foot of the garden there is a small area being tarmacked and gated, with potential to make a driveway, but subject to a dropped curb. There is a side pathway access to the front door also, and access through to the rear.

### REAR GARDEN

A nicely private and enclosed paved patio rear garden. Access through to:



### GARAGE/ WORKSHOP

18' 2" x 10' 1" (5.54m x 3.07m)

Of Timber construction. With power and lighting. Double doors to the front, and rear access. The roof is currently of asbestos construction.

### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

### FIXTURES AND FITTINGS

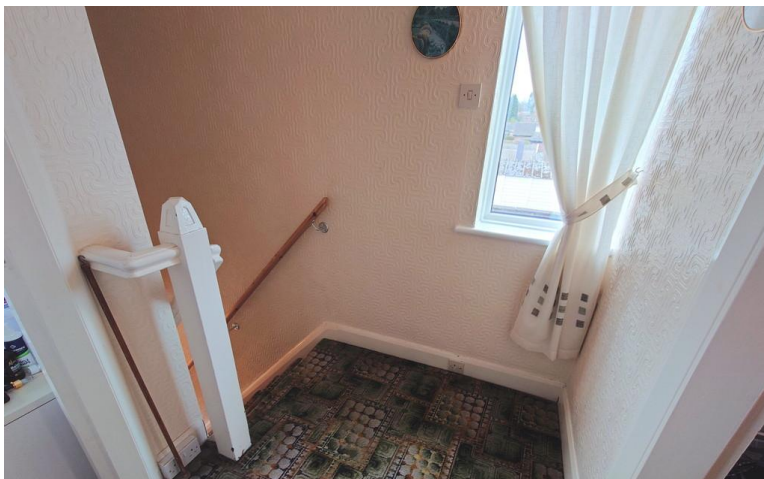
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.







#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 38F Potential: 84B











Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

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