



Jesmond Grove
Blurton, ST3 3JZ

- A STUNNING MODERNISED FAMILY HOME
- SEMI DETACHED HOUSE
- THREE BEDROOMS
- DRIVEWAY FOR 4/5 CARS
- STUNNING SOUTH FACING REAR GARDEN
- DETACHED GARAGE, LARGE SUMMERHOUSE, LEAN TO
- CLEAR OF RED ASH - NEWLY DONE FLOORS
- CONVENIENT FOR AMENITIES, SCHOOLS & ROAD LINKS

£179,950





Property Description

INTRO

New on the market with NO CHAIN! A beautifully modernised and spacious THREE BEDROOMS family sized semi detached home - Absolutely ready to move into! Featuring externally a large driveway with parking for 4/5 cars, a detached garage, gorgeous rear garden with a special summerhouse! The inside accommodation briefly comprises hall, luxury lounge and attached lean to, updated breakfast kitchen/diner, ground floor w.c, and to the first floor are the good sized bedrooms and updated shower room. UPVC double glazing and gas central heating (Boiler fully serviced), electric cert passed, and fully clear of red ash, having all the floors recently replaced for extra peace of mind to any new buyers! A highly amenable location with being nearby to road links across the city, junior/secondary schools, shops/ amenities and the hugely popular Trentham Gardens! Don't miss out to get your viewings in!





DIRECTIONS

Please use postcode ST3 3JZ. From the A5035 Trentham Road, proceed down Magdalen Road and right into Finstock Avenue. Take the second left into Jesmond Grove, where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL

6' 3" x 3' 4" (1.91m x 1.02m)

UPVC front entrance door. Radiator. Staircase to the first floor. Access through to the lounge to the right, and kitchen/dining room to the left.

LOUNGE

19' 0" x 10' 5" (5.79m x 3.18m)

Window to the front, radiator. Feature gas fire and surround. Coving to the ceiling. Ceiling fan and light. Sliding UPVC doors to:

LEAN TO

11' 4" x 10' 10" (3.45m x 3.3m)

A lovely lean to/sun room catching the all day sun! Timber framed, perspex roof. Wall panelling.

KITCHEN DINER

18' 11" x 10' 9" (5.77m x 3.28m)

Comprising a stunning fitted kitchen with defined space for dining. Base and wall mounted cupboard units (with under cupboard spotlights), worksurfaces over. Single drainer sink unit. Splash back tiling. Vinyl flooring. Radiator. Two ceiling track lights. Space/plumbing for a washing machine. Freestanding gas oven/grill and extractor over. Windows to the front, side and rear, and UPVC side access door. Electric consumer unit (updated) and meter. Door to:

CLOAKS/W.C

3' 10" x 2' 4" (1.17m x 0.71m)

Low level W.C with macerator.

FIRST FLOOR LANDING

Access to store cupboard, housing the Main Combi gas boiler (fully serviced). Access to the loft via ladder, being boarded out and insulated with lighting.

BEDROOM ONE

12' 6" x 12' 3" (3.81m x 3.73m)

Window to the front, radiator. Fitted wardrobes. TV aerial.





BEDROOM TWO

10' 10" x 9' 0" (3.3m x 2.74m)

Two windows to the front and side, radiator.

BEDROOM THREE

10' 5" x 6' 2" (3.18m x 1.88m)

Window to the rear, radiator.

SHOWER ROOM

7' 9" x 7' 7" (2.36m x 2.31m)

A beautifully presented and newly updated shower room with shower cubicle and mains pressured shower. Low level W.C, wash hand basin with vanity cupboard below. Chrome towel radiator. Frosted windows to the side and rear. Wall panelling. Laminate flooring.



EXTERNALLY

FRONTAGE/ DRIVEWAY

A block paved front driveway, with space for approx 5/6 cars for parking in total. To the side of the property is a shared access point, which opens out in front of:

DETACHED GARAGE

18' 1" x 9' 2" (5.51m x 2.79m)

Up and over door. Power and lighting. Newly replaced roof. Of concrete sectional construction.



REAR GARDEN

A beautiful presented south facing rear garden attracting the all day sun! Has to be seen to be fully appreciated. Laid to lawn garden area, shrub borders, and enclosed with fencing. Gated access to the rear driveway. Gazebo area to the left of the summerhouse, having astro turf. Barbecue (included in sale). Further store container. A very sociable garden area, leading to:

SUMMERHOUSE

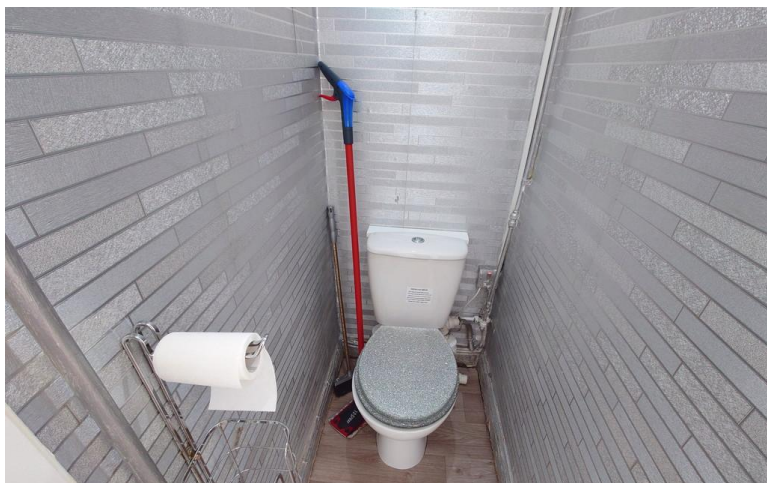
15' 8" x 9' 11" (4.78m x 3.02m)

A lovely timber summerhouse, with power and lighting.



ADDITIONAL NOTES

The property is sold with no chain. UPVC double glazed windows and doors, and updated fascias and soffits. The roof was replaced in 2015 (and was provided with a 30 year guarantee). In respect of the flooring - Having PREVIOUSLY found to have red ash, the vendors have recently had all the groundwork, and flooring NEWLY REPLACED, with new insulation also fitted, which now provides to be a clear report/certificate. The boiler is a Mains gas combi boiler (fully serviced) and the electrics have passed an electric safety certificate.



The property also benefits from cavity wall insulation. All flooring, lights, blinds and curtains will be included in the sale.

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

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 .

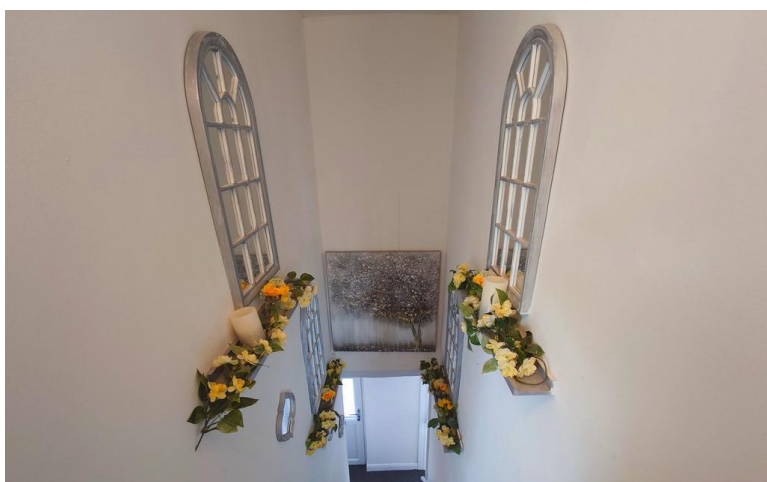
LOCAL AUTHORITY

Stoke-on-Trent City Council.

COUNCIL TAX BAND A

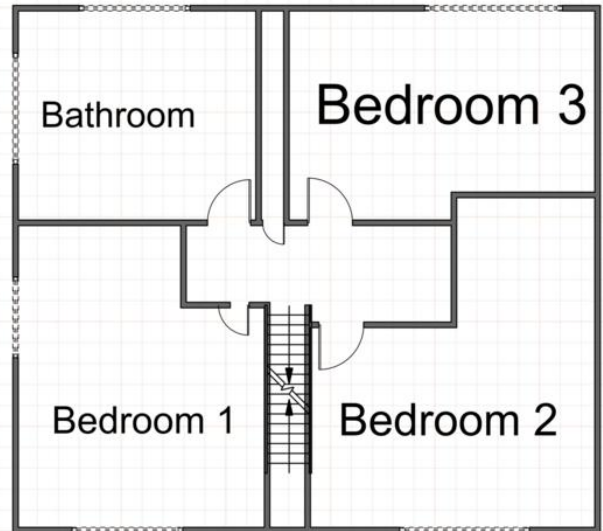
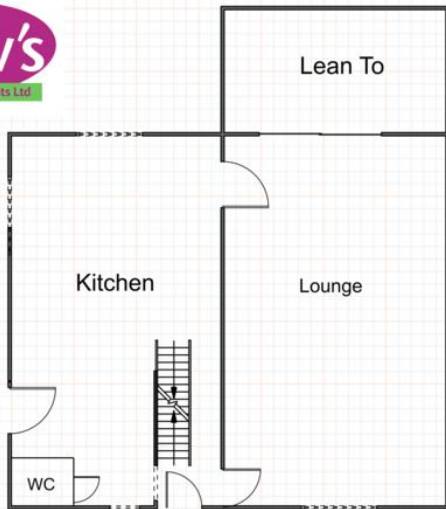
EPC RATING (PDF available online)

Current: 75C Potential: 86B









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	86 B

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.