

15 Valley Park Way Blurton, Stoke-On-Trent, ST3 2SF

This is a total walk in the PARK!!!! Are you looking for a spacious detached property, in a popular area with an open outlook? Well I offer you Valley PARK Way! Beautifully positioned down a quiet cul-de-sac with access to nature reserve walks in the popular area of Blurton. The accommodation on offer comprises a large lounge, modern fitted kitchen, office, utility room, downstairs shower room, three bedrooms and family bathroom. Externally the property benefits from a block paved driveway to the front and a sizeable fully enclosed rear garden, laid with lawn with decked seating area and raised paved patio. Located in Blurton close to local amenities and excellent commuter links to the A50 and A500. So do you fancy the PARK life??? Don't delay call and book a viewing today.

£230,000

15 Valley Park Way

Blurton, Stoke-On-Trent, ST3 2SF



- SPACIOUS DETACHED PROPERTY
- MODERN FITTED KITCHEN
- FAMILY BATHROOM PLUS SHOWER ROOM
- POPULAR LOCATION
- QUIET CUL-DE-SAC LOCATION WITH OPEN OUTLOOK
- OFFICE & UTILITY ROOM
- AMPLE OFF ROAD PARKING
- LARGE LOUNGE
- THREE BEDROOMS
- SIZEABLE REAR GARDEN LAID TO LAWN

GROUND FLOOR

Entrance Hall

8'6" x 6'11" (2.61 x 2.11)

The property has a double glazed entrance door to the front aspect, coupled with a double glazed window. Storage cupboard and loft access hatch. Stairs leading to the first floor.

Lounge

17'1" x 11'5" (5.23 x 3.50)

A double glazed bay window overlooks the front aspect. Under stairs storage. Television point and radiator.

Kitchen

14'7" x 9'4" (4.47 x 2.85)

A double glazed window overlooks the rear aspect coupled with double glazed patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven, gas hob with cooker hood and dishwasher. Space for american style fridge/freezer. Radiator.

Office

7'8" x 7'4" (2.36 x 2.26)

Two double glazed windows overlook the front aspect. Radiator and ceiling spotlights.

Utility Room

6'11" x 4'9" (2.12 x 1.45)

A double glazed access door leads out to the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and space and plumbing for washing machine and tumble dryer. Ceiling spotlights.

Shower Room

6'5" x 2'5" (1.97 x 0.76)

Fitted with a shower unit with waterfall shower head and low level W.C. Ceiling spotlights and extractor fan. Ladder style towel radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch and storage cupboard.

Bedroom One

12'11" x 8'0" (3.96 x 2.46)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding mirrored doors. Ceiling spotlights, television point and radiator.

Bedroom Two

11'3" x 7'10" (3.44 x 2.39)

A double glazed window overlooks the rear aspect. Ceiling spotlights, television point and radiator.

Bedroom Three

9'10" x 6'3" (3.02 x 1.93)

A double glazed window overlooks the front aspect. Open hanging storage area. Ceiling spotlights and radiator.

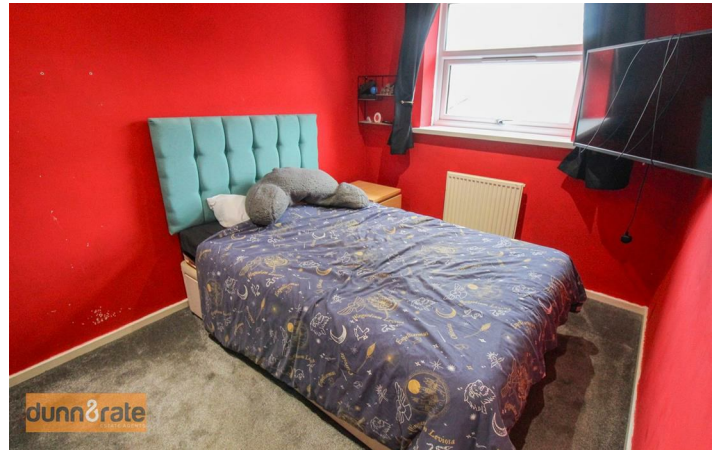
Bathroom

6'7" x 6'3" (2.01 x 1.92)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising double walk in shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Partly tiled walls and ladder style towel radiator. Ceiling spotlights and extractor fan.

EXTERIOR

To the front there is a block paved driveway. To the rear the garden is sizeable and laid with lawn with a raised paved patio and decked seating area with wooden pergola. Mature trees and panelled fenced borders.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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