



48 Hollybush Road, Blurton, Stoke-On-Trent, Staffordshire, ST3 2AY

Offers In The Region Of £125,000

- Three-bedroom semi-detached house
- Impressive corner plot with generous garden
- Two reception rooms
- Off road parking to the rear
- Great potential
- No onward chain

48 Hollybush Road, Stoke-On-Trent ST3 2AY

Nestled on Hollybush Road in the charming area of Blurton, Stoke-On-Trent, this delightful three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. Set on an impressive corner plot, the property boasts a generous garden that wraps around the front, side, and rear, providing ample outdoor space for relaxation and recreation.

Upon entering, you are welcomed by a spacious hallway that leads to two inviting reception rooms, perfect for entertaining guests or enjoying family time. The kitchen and utility area offer practical spaces for daily living, while the first-floor bathroom ensures convenience for all residents.

This property is in need of cosmetic updating, allowing you the chance to personalise it to your taste and style. With no chain involved, the process of making this house your home can be swift and straightforward.



Council Tax Band: A



Entrance Hallway

Radiator, stairs to the first floor, Upvc double glazed window to the side, understairs storage cupboard, Upvc double glazed door to the front.

Living Room

13'3" x 10'11"

Radiator, Upvc double glazed window to the front, wall mounted gas fire.

Dining Room

10'2" x 7'5"

Radiator, Upvc double glazed window to the rear.

Kitchen

10'4" x 8'7"

Radiator, Upvc double glazed window to the side and rear, stainless steel sink with drainer, chrome mixer tap, electric hob, electric Bosch, oven, wall mounted and base units, pantry cupboard.

Utility Room

9'7" x 5'4"

Upvc double glazed window and door to the side, tiled splash backs.

First Floor

Landing

Upvc double glazed window to front, loft access, storage cupboard.

Bedroom One

12'1" x 10'11" max measurements

Upvc double glazed window to the rear, radiator, built in wardrobe.

Bedroom Two

10'11" x 9'11" max measurements

Upvc double glazed window to the front, radiator, built in shelving, built in wardrobe.

Bedroom Three

10'5" x 6'7"

Upvc double glazed window to the rear, radiator, built in wardrobe, cupboard housing a Worcester gas fired boiler.

Bathroom

6'7" x 6'3"

Low level WC, pedestal wash and basin, panel bath, chrome shower over, tiled splash backs, radiator, uPVC double glazed window to the side.

Externally

The front, area laid to lawn, fenced/hedged boundary, gated access, stepped access to the front door. Hedged boundary to the side, brick outhouses with a WC. To the rear, gated driveway off Seedfields Road, area laid to lawn, patio, fenced/hedged boundary.

Solar Panels

“The property benefits from installed solar panels, which enhance energy efficiency and may help reduce running costs. We are currently awaiting confirmation from the solicitors regarding the ownership of the solar panels and any associated agreements. Full documentation will be provided to prospective buyers as soon as these details are received.”

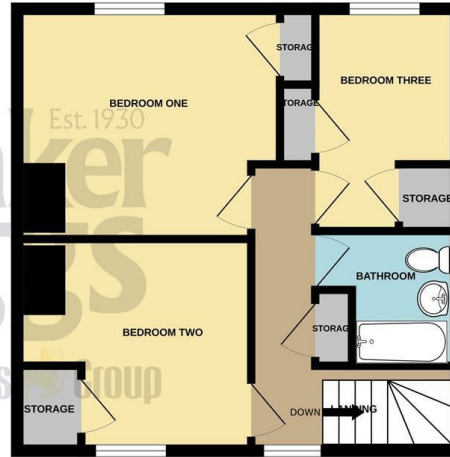




GROUND FLOOR



1ST FLOOR



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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

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