

**19 Penport Grove, Blurton, Stoke on Trent, Staffordshire, ST3 2QB**  
**Offers In Excess Of £250,000**



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Council Tax Band: C

An extremely ATTRACTIVE and VERY WELL PRESENTED modern THREE bedroom detached family home. Situated in a ABSOLUTELY IDEAL location in a QUIET and PLEASANT CUL-DE-SAC area of Blurton. Convenient for HIGHLY REGARDED SCHOOLS, LOCAL SHOPS, AMENITIES and offering EXCELLENT COMMUTER LINKS. Would suit first time buyers, young families and downsizers. Property briefly comprises of:- Hall, lounge, kitchen diner, GENEROUS CONSERVATORY, downstairs WC, Three bedrooms ( master with en-suite) and a family bathroom. Externally:- Detached garage, driveway/off road parking, front garden, private and enclosed rear garden and patio area.

## Entrance Hall

Enter the property via the UPVC front door with a glazed panel into the hallway. Radiator with decorative cover and luxury vinyl tile floor covering.

## Lounge

12'4" x 19'1" into bay

UPVC bay window leaded and Georgian style to the front aspect. Living flame gas fire within an Adams style surround and a marble hearth. Radiator and luxury vinyl tile floor covering. French doors into the kitchen/diner.

## Lounge

## Kitchen Diner

15'3" x 10'8"

Modern fitted white kitchen with black work surface over. Four ring gas hob, electric oven and extractor above. Plumbing for a washing machine and space for other electrical appliances. Coloured one and a half bowl sink in front of the UPVC window to the rear aspect. Radiator, luxury vinyl tile floor covering, and tiled splash backs. Wall mounted gas central heating boiler. UPVC French doors into the conservatory.

## Kitchen Diner

## Cloak Room

3'3" x 5'2"

Pedestal sink, WC, and luxury vinyl tile floor covering. UPVC window with frosted glazing to the side aspect.

## Conservatory

12'6" x 13'9" max

White UPVC dwarf wall conservatory with overhead light and fan. Laminate floor covering and French doors to the rear garden.

## Stairs/Landing

Carpeted stairs lead from the hall to the first floor carpeted landing. UPVC window to the side aspect, radiator with decorative cover and airing cupboard with hot water tank. Access from here via retractable ladder to the insulated and partially boarded loft space.

## Master Bedroom

8'4" x 13'11"

UPVC window, leaded and Georgian style to the front aspect. Carpet and radiator.

## Master Bedroom

## En-Suite

6'7" x 4'2"

Corner shower enclosure, WC and pedestal sink. Laminate floor covering, extractor fan and UPVC window with frosted glazing to the side aspect.

## Bedroom 2

8'11" x 8'6"

PVC window to the rear aspect. Carpet and radiator.

## Family Bathroom

6'1" x 5'5"

White suite comprising of a P shaped bath with shower and side screen over, inset wash/hand basin over a fixed vanity unit and close coupled WC. Chrome ladder style towel heater, extractor fan, tiled walls and vinyl floor covering. UPVC window with frosted glazing to the aspect.

## Bedroom 3

6'6" x 9'5" max

UPVC window, leaded and Georgian style to the front aspect. Carpet and radiator.





### **Rear Garden/Garage**

9'5" x 16'6"

Detached brick garage with a pitched roof providing ample storage, up and over door along with pedestrian access into the rear garden. Private and enclosed with panel fencing and gated access, mainly laid to lawn with an Indian stone paved patio area. External tap.

### **Front Garden/Off Road Parking**

Tarmac drive leads to the garage. Front garden is laid to lawn with hardy shrubs in the flower border.





(c) Visual Floor Planner

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	