

**Dorcas Drive Blurton Stoke-On-Trent ST3 2DP**



**Offers In The Region Of £160,000**



## Dorcas Drive, Blurton, Stoke-On-Trent, ST3 2DP

It's the sound of an opportunity that's very near  
A Three bed, SEMI HOUSE in Blurton that's not to miss  
A property to make your own, wouldn't that be bliss?!

With a spacious lounge and dining kitchen too  
A TRANQUIL REAR GARDEN that's ready to view  
So to make this house your new home,  
Do not delay, pick up the phone

Located within the popular area of Dorcas Drive, this well-presented semi-detached house offers a delightful family home. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious hallway, setting the tone for the rest of the property. The ground floor features a comfortable lounge, perfect for relaxation and entertaining, alongside a fitted kitchen/diner that provides an ideal space for family meals and gatherings. The kitchen is designed with functionality in mind, ensuring that cooking and dining are both enjoyable experiences. This charming home boasts three well-proportioned bedrooms, providing ample space for family living or guests. The family bathroom is conveniently located, catering to the needs of the household.

Positioned in an elevated position, the property benefits from a generous-sized rear garden, offering a private outdoor space for children to play or for hosting summer barbecues. The garden is a blank canvas, ready for your personal touch, whether that be a tranquil retreat or a vibrant family space. Given its popular location and the quality of the accommodation on offer, viewing this property is highly recommended. This semi-detached house is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make it your own.

### Entrance Porch

Double glazed windows and door. Tiled floor. Access into the hallway.

### Hallway

Double glazed window. Stairs off to the first floor. Radiator.

### Lounge

12'10" plus bay x 11'10" (3.93 plus bay x 3.63)

Double glazed bay window to the front aspect. Feature surround with electric fire. Radiator.

### Kitchen/Diner

18'4" x 10'6" (5.59 x 3.21)

Two double glazed windows. Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half stainless steel sink with single drainer, mixer tap. Space for cooker. Radiator. Tiled floor. Wall mounted gas central heating boiler.



### First Floor

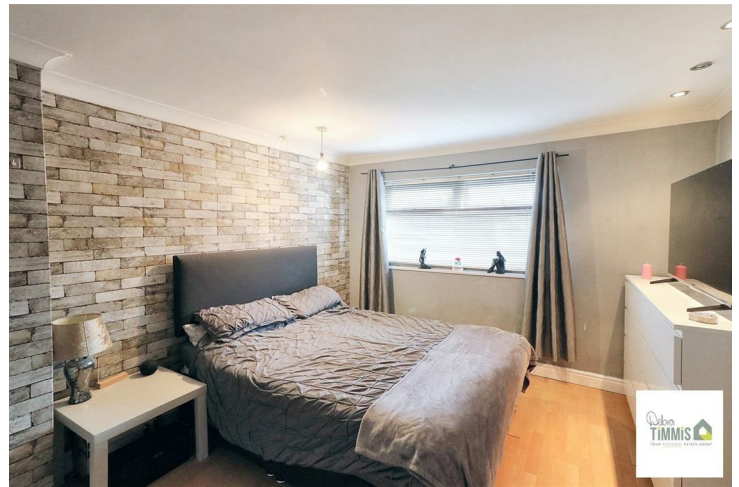
### Landing

Double glazed window. Loft access. Useful storage cupboard.

### Bedroom One

12'11" x 10'9" (3.94 x 3.30)

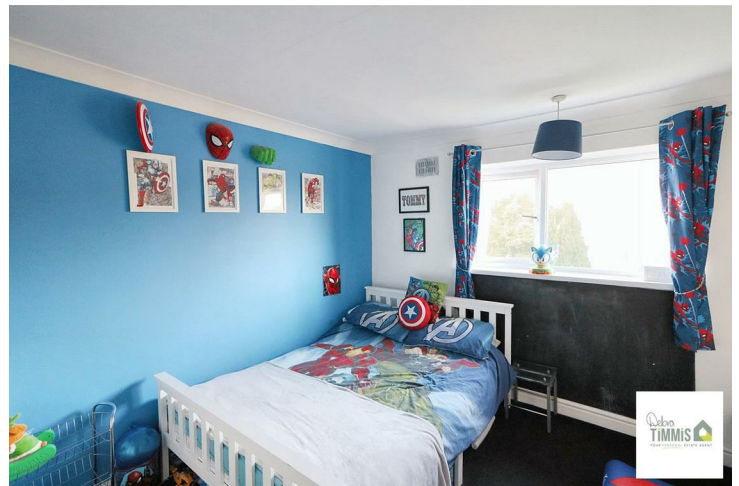
Double glazed window. Radiator. Wood effect laminate flooring.



### Bedroom Two

10'9" x 9'10" (3.30 x 3.02)

Double glazed window. Radiator. Useful storage.



### Bedroom Three

9'4" x 7'1" (2.87 x 2.17)

Double glazed window. Radiator.

### Bathroom

6'6" x 5'5" (1.99 x 1.67)

White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window. Radiator.





### Externally

Elevated position with steps to the front aspect. Side access to the rear of the property. There is a useful storage area and WC. To the rear aspect there are patio/seating areas and lawn garden.

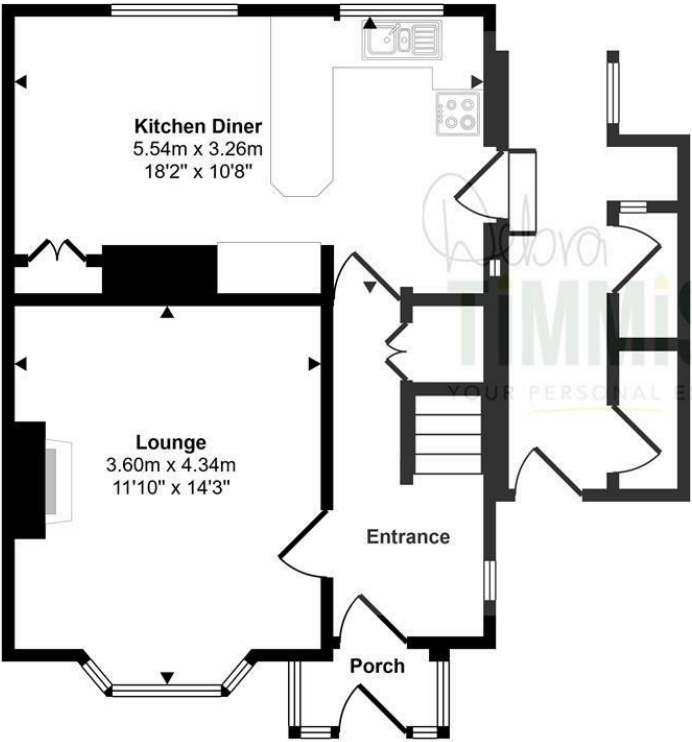
### Agents Notes

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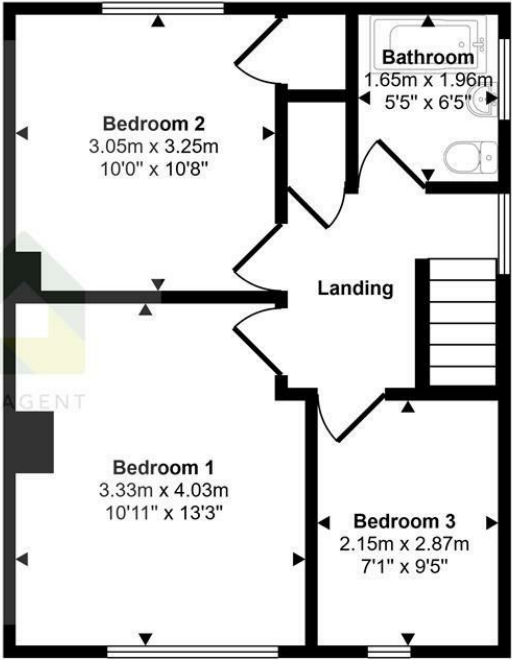




Approx Gross Internal Area  
87 sq m / 941 sq ft



Ground Floor  
Approx 45 sq m / 489 sq ft



First Floor  
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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