DALE DE COLLINS

£135,000 228 Finstock Avenue, Blurton, ST3 3LB



- NO UPWARD CHAIN
- SPACIOUS SEMI-DETACHED HOUSE
- TWO BEDROOMS

- TWO RECEPTION ROOMS
- LOUNGE
- SHOWER ROOM
- SEPARATE WC
- GENEROUS DRIVEWAY PARKING
- PRETTY REAR GARDEN

FOR SALE WITH NO UPWARD CHAIN. Pretty corner plot housing two bedroom semi-detached house. Recently upgraded central heating, UPVC double glazed and generally a well maintained property. Ideal FIRST TIME BUY or INVESTMENT opportunity.

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ENTRANCE HALLWAY

5'11" x 3'6" (1.80m x 1.07m)

Entrance into property via UPVC door, into hallway with door off into the lounge and stairs off to the first floor accommodation. Carpeted, UPVC double glazed window.

LOUNGE

14'8" x 11'4" (4.47m x 3.45m) max

Nicely presented - with a recently installed modern fire and fire-surround - the lounge overlooks the lovely front garden that this corner-plot boasts. With fitted carpet, wall mounted radiator, UVPC double glazed bow window. Doorway through to the rear dining room.

DINING ROOM

10'2" x 7'0" (3.10m x 2.13m)

Ideal second reception room, for formal dining or second seating area. Wall mounted radiator, UVPC double glazed window overlooking the side of the property. Door into under-stairs cupboard. Rear UPVC part-double glazed door leading to the rear porch. Open plan archway through to the kitchen.

KITCHEN

10'6" x 10'2" (3.20m x 3.10m)

Presented with a range of fitted wall and base units, space for washing machine and undercounter cooker. Gas hob with extractor above. Stainless steel sink and drainer. UPVC double glazed window overlooking the rear garden area.

REAR PORCH

3'5" x 6'11" (1.04m x 2.11m) Rear brick base porch, with UVPC double glazed sections above and polycarb roof. Excellent storage area for coats and gardening tools!

STAIRS AND LANDING 6'0" x 7'3" (1.83m x 2.21m)

Stairs rise up from the entrance hallway to the first floor landing. Fitted carpet, UVPC double glazed window. Large airing cupboard housing recently installed Vaillant combi-boiler, and providing shelving for useful storage space. Doors off to the two bedrooms, shower room and separate wc.

BEDROOM ONE

17'11" x 8'5" (5.46m x 2.57m) max Large double bedroom with two sets of fitted wardrobes, two UVPC double glazed windows overlooking the front of the property. Fitted carpet. Two wall mounted radiators.

BEDROOM TWO

 $10'0'' \times 9'8'' (3.05m \times 2.95m)$ A second double bedroom with fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the rear garden.

SHOWER ROOM

1.62m x 1.70m (5'4" x 5'7")

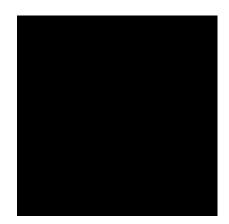
Modernised shower room with walk-in shower behind fixed screen, with panelled walls to the cubicle and tiled walls to the other areas of the shower room. Modern durable wood-effect flooring, wash hand basin and wall mounted radiator. UPVC double glazed frosted-glass window.

SEPARATE WC

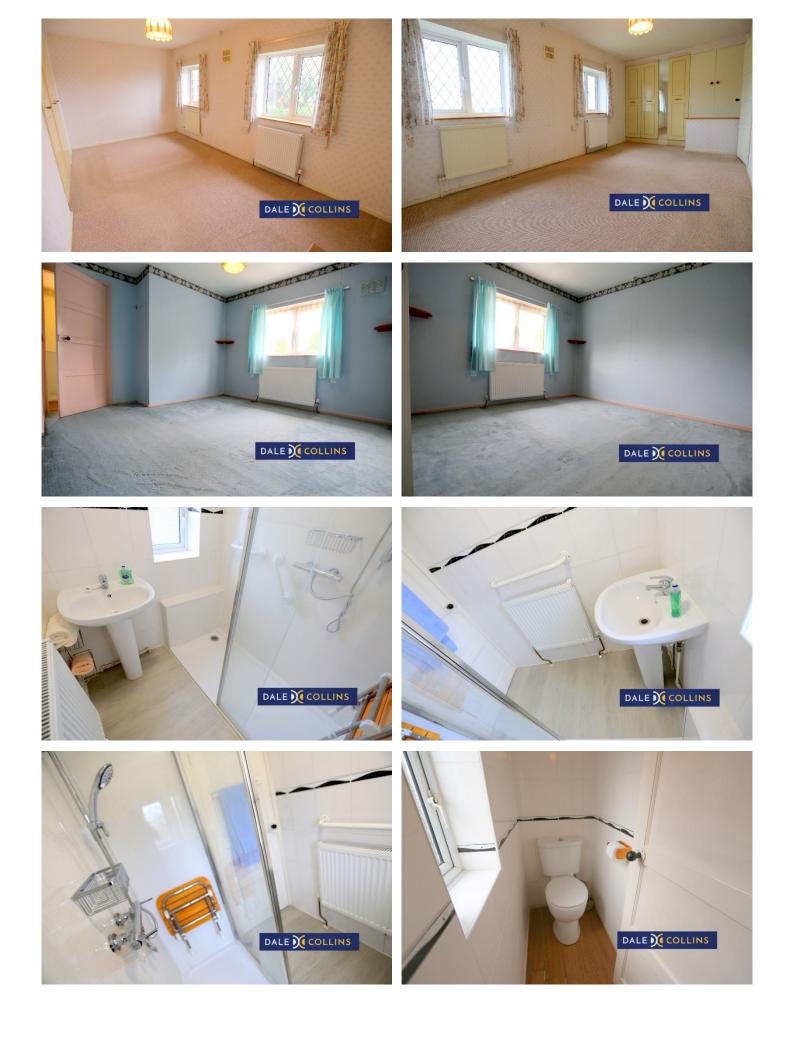
0.82m x 1.70m (2'8" x 5'7") Separate wc with tiled walls, wood-effect flooring, UVPC double glazed window.

OUTSIDE AREAS

The property is positioned on a lovely corner plot, with established lawns either side of a driveway able to accommodate a number of parked vehicles. Car port to the side of the property. Side gate leading to the rear patio area, paved and surrounded with planting. There is a pretty rear lawned section, surrounded by timber panel fences.

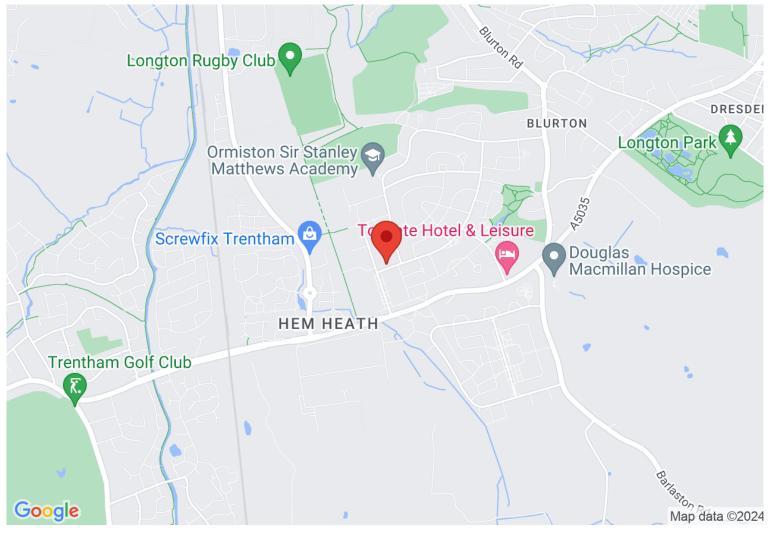








Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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