

# DALE 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.**

# 228 Finstock Avenue, Blurton, ST3 3LB

## 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 under-counter 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" x 9'8" (3.05m x 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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