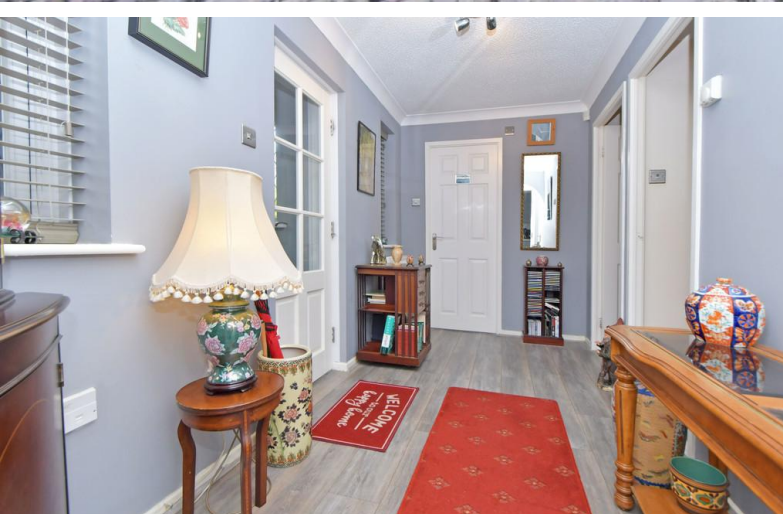


FOR SALE



Blurton Road, Blurton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Detached Bungalow

Offers In Excess Of £280,000



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2 Bedrooms, 1 Bathroom

Offers In Excess Of £280,000

- Detached bungalow
- Immaculate condition
- Two double bedrooms
- Modern fitted kitchen
- Versatile garden room



OVERVIEW Welcome to this stunning detached bungalow that's on the market and just waiting for the perfect buyer to fall in love with it. The property is in immaculate condition, ready for you to move in and start making memories.

The bungalow features a generous layout with two double bedrooms. Both of these bedrooms are favourable in size and come with built-in wardrobes, providing ample storage space for all your essentials. The property also boasts a modern fitted kitchen, where you can whip up your favourite meals and entertain guests.

The living space is comprised of a cosy reception room, perfect for spending quality time with family or simply relaxing after a long day. A beautiful bathroom with a heated towel rail completes the internal accommodation, offering a touch of luxury and comfort.

Outside, the property continues to impress with a single garage, an outbuilding, and a car port, providing plenty of space for your vehicles or additional storage. The versatile garden room is a unique feature of this property, offering a space for a home office or garden bar perhaps.

The location of this bungalow is a real highlight. It's ideally positioned close to public transport links and local amenities, making everyday living easy and convenient.

To round it off, the property is surrounded by a lovely garden, a perfect spot to bask in the sun, have a barbecue, or indulge in some gardening. This property truly is a hidden gem, offering an enviable lifestyle. Don't miss out on this opportunity. We look forward to welcoming you for a viewing soon.



HALL 15' 3" x 5' 10" (4.65m x 1.78m) Entered via a UPVC front door, wood effect laminate flooring, radiator..

LOUNGE 13' 7" x 11' 11" (4.14m x 3.63m) Living flame gas fire with feature surround, UPVC patio doors opening into the conservatory, double glazed window to the side elevations , radiator.

CONSERVATORY 11' 2" x 7' 5" (3.4m x 2.26m) UPVC frame with French doors opening onto the rear garden, wood effect laminate flooring, power and lighting.

KITCHEN 8' 10" x 7' 1" (2.69m x 2.16m) Fitted with modern wall and base units with worksurface over which incorporates a sink unit and drainer with mixer tap, integrated oven and hob with extractor, space for appliances, double glazed window to the front elevation, wood effect laminate flooring.

BEDROOM 14' 11" x 8' 3" (4.55m x 2.51m) Having built in wardrobes, double glazed windows to the rear

elevation, radiator.

BEDROOM 13' 1" x 10' 0" (3.99m x 3.05m) Having built in wardrobes, double glazed window to the rear elevation, radiator.

SHOWER ROOM 7' 9" x 6' 2" (2.36m x 1.88m) Modern white suite comprising; low level WC, wall mounted hand wash basin and walk in shower, fully tiled walls, double glazed window to the front elevation, chrome heated towel rail.

CARPORT 19' 7" x 9' 0" (5.97m x 2.74m) With electric roller shutter door.

GARAGE 16' 8" x 8' 3" (5.08m x 2.51m) Having electric roller shutter door.

WORKSHOP 16' 5" x 7' 5" (5m x 2.26m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.