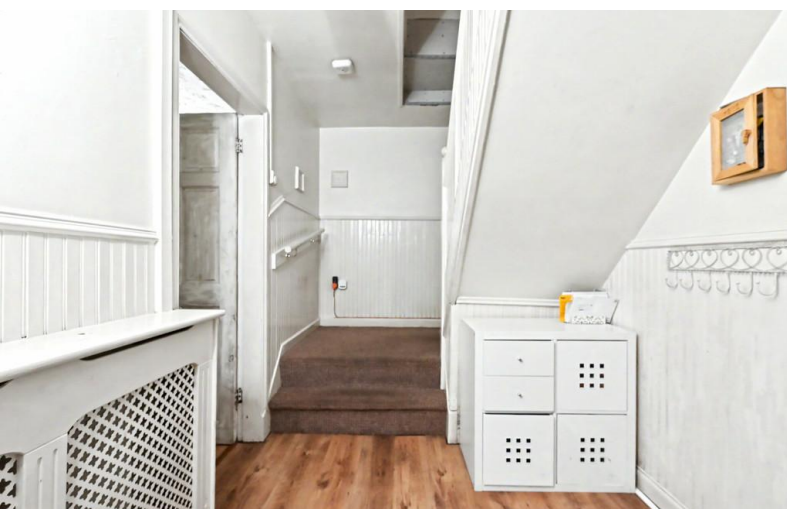


FOR SALE



Lilac Grove, Blurton

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £150,000



Lilac Grove, Blurton

3 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Three-bedroom semi-detached house
- Split main bedroom creating extra bedroom or study
- Access to local schools
- Parks and green spaces nearby
- Good road links via A50

OVERVIEW This three-bedroom semi-detached house is for sale in Blurton, within the wider Stoke-on-Trent area. The property offers one reception room, one kitchen and one bathroom, providing a practical layout suitable for a range of buyers. The front big bedroom has been split into two, creating an additional sleeping or study area and increasing flexibility in how the space can be used.

The house is situated in a residential area of Blurton, with everyday amenities available in nearby local centres such as Longton and Trentham, where you will find supermarkets, shops, cafés and other services. Trentham Gardens and Trentham Shopping Village are within driving distance, offering leisure, dining and retail options.

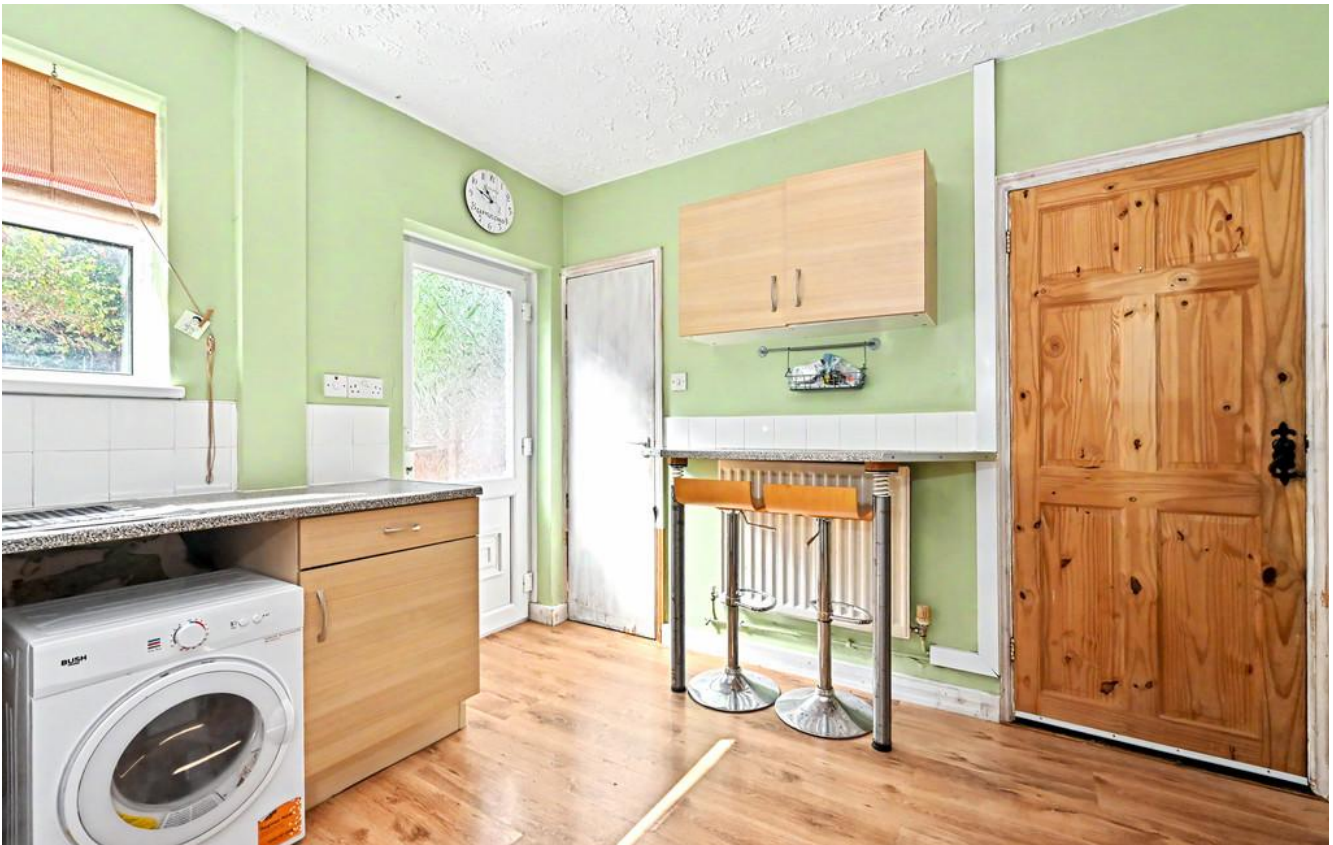
For families, Blurton and the surrounding districts of Stoke-on-Trent provide access to a selection of primary and secondary schools, subject to admissions policies. Local parks and green spaces can be found in the wider area, offering opportunities for walking and recreation.

Public transport links include access to Longton railway station, typically around a 5–10 minute drive depending on traffic. From Longton, services run towards Stoke-on-Trent and Derby, with journey times to Stoke-on-Trent often around 5–10 minutes by train. Road links are available via the A50, connecting to the A500 and M6, giving access to the wider region.

This three-bedroom semi-detached house for sale in Blurton provides a straightforward arrangement of accommodation and a location convenient for local centres and transport connections.

ENTRANCE HALL 6' 6" x 6' 5" (2.00m x 1.97m)
Entered via a composite front door, stairs to first floor,





radiator.

LOUNGE/DINER 18' 5" x 13' 0" (5.62m x 3.98m) A spacious living and dining area with two windows, one to the front elevation and one to the side elevation, radiator.

KITCHEN 11' 4" x 10' 7" (3.46m x 3.24m) The kitchen is fitted with wall and base units with worktops over, incorporating an extractor fan. There is space for appliances, a breakfast bar, a radiator, and a window overlooking the rear elevation. The kitchen also provides direct access to the rear garden.

BEDROOM 9' 10" x 6' 11" (3.02m x 2.12m) Featuring windows to the front and side elevations, built-in storage cupboard and a radiator.

BEDROOM/STUDY 9' 10" x 5' 2" (3.02m x 1.60m) Window to the front elevation.

BEDROOM 13' 0" x 5' 9" (3.98m x 1.76m) Window to

the front elevation, built in storage cupboard and radiator.

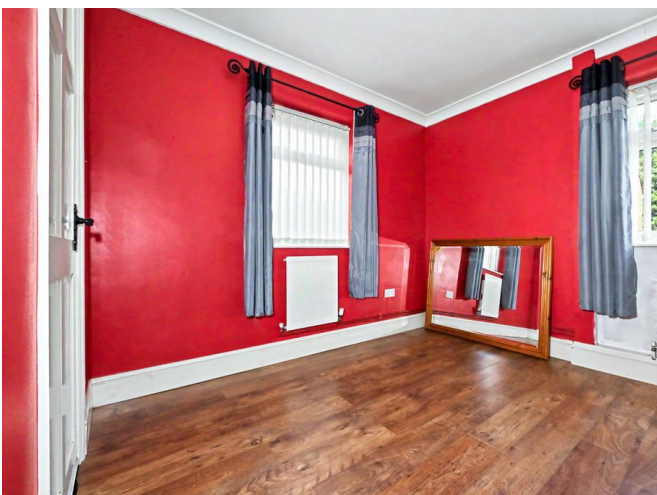
BEDROOM 11' 5" x 8' 6" (3.49m x 2.61m) Window to the rear elevation, built in storage cupboard and radiator.

SHOWER ROOM 6' 5" x 5' 6" (1.98m x 1.68m)

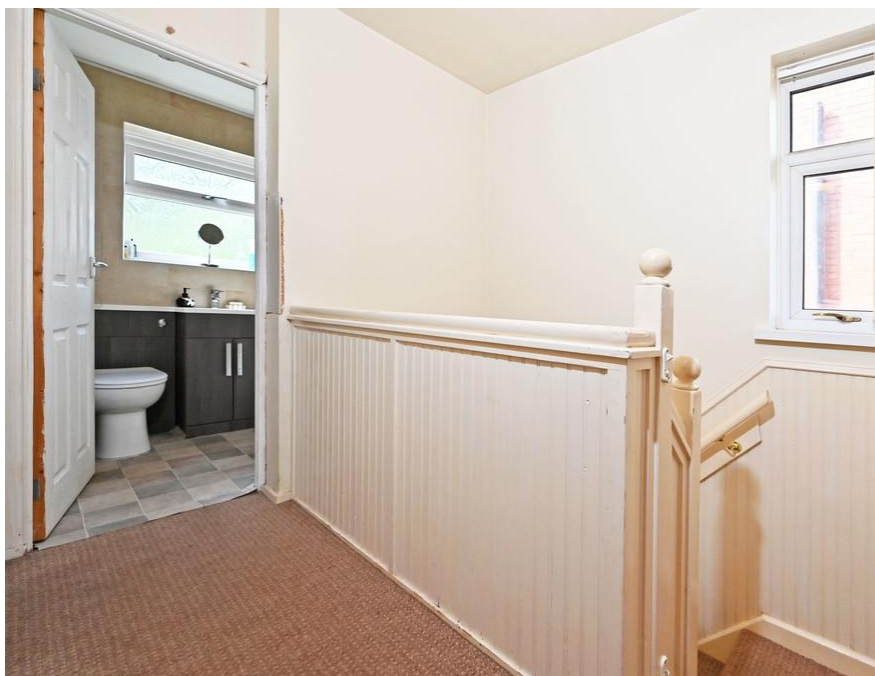
Comprising a low-level WC with an integrated vanity unit and wash hand basin, a shower cubicle, and a window to the rear elevation.

EXTERNAL The property is approached via paved steps leading to the front entrance, with a lawned front garden.

To the rear there is a paved patio area which is an ideal space for outdoor seating and entertaining, with steps leading up to the main garden. The remainder is predominantly laid to hardstanding, offering scope to create a lawn, planted borders or additional patio areas.



AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.



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All measurements are approximate and for display purposes only

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