

FOR SALE



Blurton Road, Blurton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi detached house

Asking Price Of £185,000



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- 3 Bed Semi Detached
- Extended to the Rear
- Close to A50 transport Links
- Priced Attractively
- Driveway and Garage

FRONT GARDEN Arrives at this property via the front garden with borders for plants and shrubs.

HALLWAY 14' 10" x 7' 5" (4.53m x 2.27m) As you step into this home, you will be invited into a hallway with space to hang up your coats and place your shoes. Access to the reception rooms, kitchen and stairs leading to the upstairs

LOUNGE 27' 6" x 11' 3" (8.39m x 3.44m) The lounge area is a large open plan room with dual aspect windows, neutral beige walls and a neutral carpet ready for you to put your own stamp on it. To one end is a sitting area around the feature fireplace and to the other end the space is versatile to accommodate a large dining table and several dining chairs.

UNDERSTAIRS CUPBOARD 5' 6" x 2' 11" (1.68m x 0.91m) This understairs storage is currently used as a pantry, but could be converted into a downstairs WC.

KITCHEN 7' 11" x 7' 6" (2.42m x 2.31m) The extended area is spacious for the white cabinets, dual bowl stainless steel sink and tap and to fit in the cooker and fridge freezer. Currently also housing the gas boiler.

DINING AREA 12' 5" x 7' 6" (3.81m x 2.30m) Fit for more cabinets and work surfaces as well as an undercounter space for the washing machine and tumble dryer. Side access door to the terrace. This area could also accommodate a dining table and chairs to create an modern open plan kitchen diner.





SUNROOM 9' 0" x 11' 10" (2.76m x 3.61m) The sunroom is for a spot of relaxation whilst you admire your garden. This room is versatile and could be a child's play area, home office or a second reception room.

LANDING 7' 5" x 2' 11" (2.28m x 0.90m) The landing gives access to the three bedrooms and family bathroom.

MASTER BEDROOM 12' 7" x 8' 11" (3.84m x 2.73m) The larger of the bedrooms, this will accommodate a king size double bed as well as wardrobes. Currently with neutral cream carpets and walls with one feature wall with red wallpaper.

BEDROOM TWO 10' 4" x 9' 2" (3.17m x 2.81m) The second bedroom of the property faces the front currently with a double bed and fitted full width wardrobes.

BEDROOM THREE 7' 4" x 7' 8" (2.25m x 2.36m) A good sized single bedroom which will fit a single bed as well as wardrobes and bedside table.

FAMILY BATHROOM 7' 10" x 7' 8" (2.4m x 2.34m) Having been renovated to modern standards, this bathroom has a walk-in shower area with electric shower, a sink with pedestal and mixer taps and toilet. Fully tiled walls as well as an airing cupboard.

PARKING To the side of the property is driveway parking as well as a sheltered area under the carport.



GARAGE 15' 10" x 8' 1" (4.83m x 2.48m) The garage will fit a car or alternatively could be used as a workshop and storage.

WC 5' 6" x 3' 5" (1.69m x 1.05m) An external toilet is available at this property, and there is the possibility of fitting a WC to the inside.

REAR GARDEN A low maintenance rear garden consisting of lawn and borders for plants. Also including a greenhouse for avid gardeners and a wooden shed for more garden storage.

If you think this property could be for you, please give us a ring at Belvoir and book a viewing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m	1233 ft ² 114.6 m ²
Balconies and terraces	125 ft ² 11.6 m ²
Reduced headroom	2 ft ² 0.2 m ²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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