

FOR SALE



Brocton Walk, Blurton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000



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- No onward chain sale
- Downstairs WC for added convenience
- Ideal modernisation and refurbishment project
- Good local schools in the area

OVERVIEW This three-bedroom semi-detached house is for sale in the Blurton area of Stoke-on-Trent and requires modernising, offering an opportunity for buyers looking to update a property to their own specifications.

The ground floor comprises one reception room, a kitchen, a downstairs WC and a separate utility room, providing practical space for day-to-day living. Upstairs, there are three bedrooms and one bathroom.

Blurton offers access to a range of local amenities. Nearby Longton town centre provides supermarkets, shops and cafés, while Trentham Gardens and Park, a short drive away, offer walking routes, gardens and leisure facilities. There are several schools in the wider Blurton and Longton area, appealing to those who need access to local education.



Public transport is available via Longton railway station, approximately 10 minutes away by car, with services towards Stoke-on-Trent and Derby, and onward connections to Birmingham and Manchester. Bus routes operate through Blurton to surrounding areas, including Stoke-on-Trent city centre, which offers a wider selection of shops, restaurants and services, as well as Stoke-on-Trent railway station with direct services to London Euston in around 90 minutes.

Road links are convenient, with access to the A50 connecting to the A500 and M6 for regional and national travel.

The property is offered for sale with no onward chain.



ENTRANCE HALL 5' 11" x 2' 11" (1.81m x 0.91m)
Stairs to first floor.

WC 4' 0" x 2' 10" (1.22m x 0.87m) Low level WC,
window to the side elevation.

LOUNGE/DINER 19' 8" x 10' 5" (6.00m x 3.18m) Bay
window to the front elevation, patio sliding doors
providing access to the rear elevation, and an electric
heater.

BEDROOM ONE 10' 10" x 10' 5" (3.31m x 3.19m)
Window to the front elevation, electric heater.

KITCHEN 11' 5" x 11' 3" (3.50m x 3.45m) Fitted with a
range of wall and base units with worktops over,
incorporating a sink unit with drainer, integrated oven
and hob with extractor fan over, and space for
appliances. Two windows provide natural light, one to
the rear elevation and one to the side elevation.

BEDROOM TWO 13' 10" x 11' 6" (4.24m x 3.53m)
Window to the front elevation, electric heater.

BEDROOM THREE 10' 5" x 8' 6" (3.19m x 2.60m)
Window to the rear elevation, electric heater.

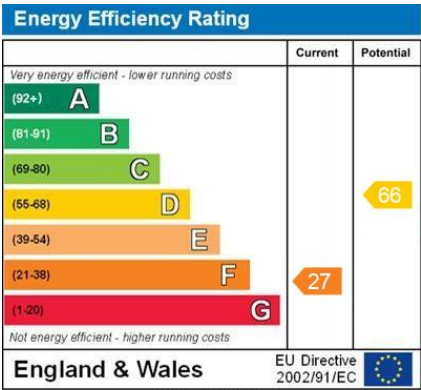
UTILITY ROOM 8' 2" x 7' 9" (2.50m x 2.38m) Wall and
base units with worktop over, space for appliances and
window to the front elevation.

BATHROOM 7' 8" x 5' 4" (2.35m x 1.64m) Fitted with a
three-piece suite comprising a low-level WC, wash
hand basin, and bath with shower over. Window to the
side elevation.



EXTERNAL The front of the property benefits from a front garden enclosed by mature hedging, with a paved pathway providing access to the property. To the rear is a paved patio area leading onto a lawn, enclosed by fencing There is also a large communal green situated to the front of the property.

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.







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 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.