



164 Finstock Avenue

Blurton, Stoke-On-Trent, ST3 3JX

Calling all investors and first time buyers alike, I have found the property your looking for. Sold with no upward chain Finstock Avenue is a spacious two bedroom semi detached property on the market for a new owner. The accommodation on offer comprises a large lounge, fitted kitchen, conservatory, utility room, downstairs W.C, two double bedrooms and shower room with seperate W.C. Externally the property benefits from a large rear garden laid to lawn and paved frontage with access gate. The property is located in the popular area of Blurton close to local amenities, schooling and commuter links. Don't miss out on this opportunity call today to book a viewing.

£135,000

164 Finstock Avenue

Blurton, Stoke-On-Trent, ST3 3JX



- SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM & W.C
- SHOWER ROOM & SEPERATE TOILET
- LARGE LOUNGE
- CONSERVATORY
- LARGE LAWNED REAR GARDEN
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

5'9" x 3'6" (1.76 x 1.09)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side aspect. Stairs leading to the first floor and radiator.

Lounge

14'6" x 11'1" (4.43 x 3.39)

A double glazed window overlooks the front aspect. Fireplace housing electric fire and radiator.

Kitchen

10'4" x 9'11" (3.15 x 3.03)

A double glazed window overlooks the rear aspect coupled with an access door into the conservatory. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and space for fridge, free standing cooker and washing machine. Radiator.

Utility Room

7'0" x 6'10" (2.14 x 2.10)

A double glazed window overlooks the side aspect. Fitted with wall and base storage units and coordinating work surface areas. Under stairs storage cupboard.

W.C

6'9" x 3'11" (2.06 x 1.20)

A double glazed window overlooks the side and rear aspect. Fitted with a low level W.C and wash hand basin. Wall mounted central heating boiler. Ladder style towel radiator.

Conservatory

10'2" x 6'11" (3.11 x 2.11)

A UPVC conservatory with a double glazed window to the side and rear aspects with an access door leading out the rear aspect.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch and airing cupboard housing hot water cylinder.

Bedroom One

17'9" x 9'11" (5.43 x 3.03)

Two double glazed windows overlook the front aspect. Radiator.

Bedroom Two

11'5" x 11'4" (3.49 x 3.47)

A double glazed window overlooks the rear aspect. Storage cupboard. Radiator.

Shower Room

5'5" x 4'7" (1.66 x 1.40)

A double glazed window overlooks the rear aspect. Fitted with a shower unit and vanity hand wash basin.

Toilet

5'6" x 2'3" (1.68 x 0.71)

A double glazed window overlooks the side aspect. Low level W.C.

EXTERIOR

To the front the property is accessed via a gate and is block paved. To the rear there is a paved patio seating area and the remaining garden is laid to lawn. Fully enclosed by panelled fencing and side access gate.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(59-68) C		
(55-68) D			(55-58) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	