

**£239,950**

**16 Central Drive, Blurton**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY
- DETACHED GARAGE
- BEAUTIFULLY PRESENTED INTERIOR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN!

A most attractively presented and stylish 1930's Pre-war semi detached house. Benefits from a handsome bay frontage and also has the advantage of a long driveway providing ample parking leading to a detached garage. The beautifully presented accommodation includes: Two reception rooms and three good bedrooms. Also benefits from gas central heating and uPVC double glazing that has been replicated in keeping with the 1930's style. The property is to be sold with NO UPWARD CHAIN!

# 16 Central Drive, Blurton

## HALLWAY

Wooden door, tiled floor, central heating radiator, under stairs store.

## DINING ROOM

*10'10" x 13'0" into bay (3.30m x 3.96m)*  
uPVC bay, fitted carpet, central heating radiator, fireplace.

## LOUNGE

*12'0" x 10'10" (3.66m x 3.30m)*  
Fitted carpet, central heating radiator, fireplace with open fire.

## UTILITY ROOM

*8'11" x 5'11" (2.72m x 1.80m)*  
Tiled floor, central heating radiator, uPVC double glazing, breakfast bar, plumbing for washing machine, space for vented tumble dryer.

## KITCHEN

*11'10" x 9'5" max (3.61m x 2.87m)*  
Sink unit with cupboards below, French oak base and wall storage units, working surfaces. Integrated dishwasher, central heating boiler, extractor, uPVC stable door, central heating radiator, loft hatch providing access to loft space.

## FIRST FLOOR

### LANDING

uPVC double glazing, fitted carpet.

### BEDROOM ONE

*12'0" into bay x 11'0" (3.66m x 3.35m)*  
Fitted carpet, uPVC double glazing, uPVC double glazing.

### BEDROOM TWO

*12'6" x 11'0" (3.81m x 3.35m)*  
Fitted carpet, uPVC double glazing, central heating radiator, fireplace.

### BEDROOM THREE

*6'8" x 5'11" (2.03m x 1.80m)*  
Fitted carpet, central heating radiator, uPVC double glazing, loft hatch.

### BATHROOM/WC

*5'10" x 5'4" (1.78m x 1.63m)*  
Panelled bath with shower over, pedestal wash hand basin, low level WC, central heating radiator, uPVC double glazing, vinyl flooring.

### EXTERNALLY

Gravelled front garden adjoined by a large brick block driveway leading to a one and half size detached garage. The garage has power and lighting. Enclosed South facing rear garden featuring paved patio area, lawn, decking, borders and shed.





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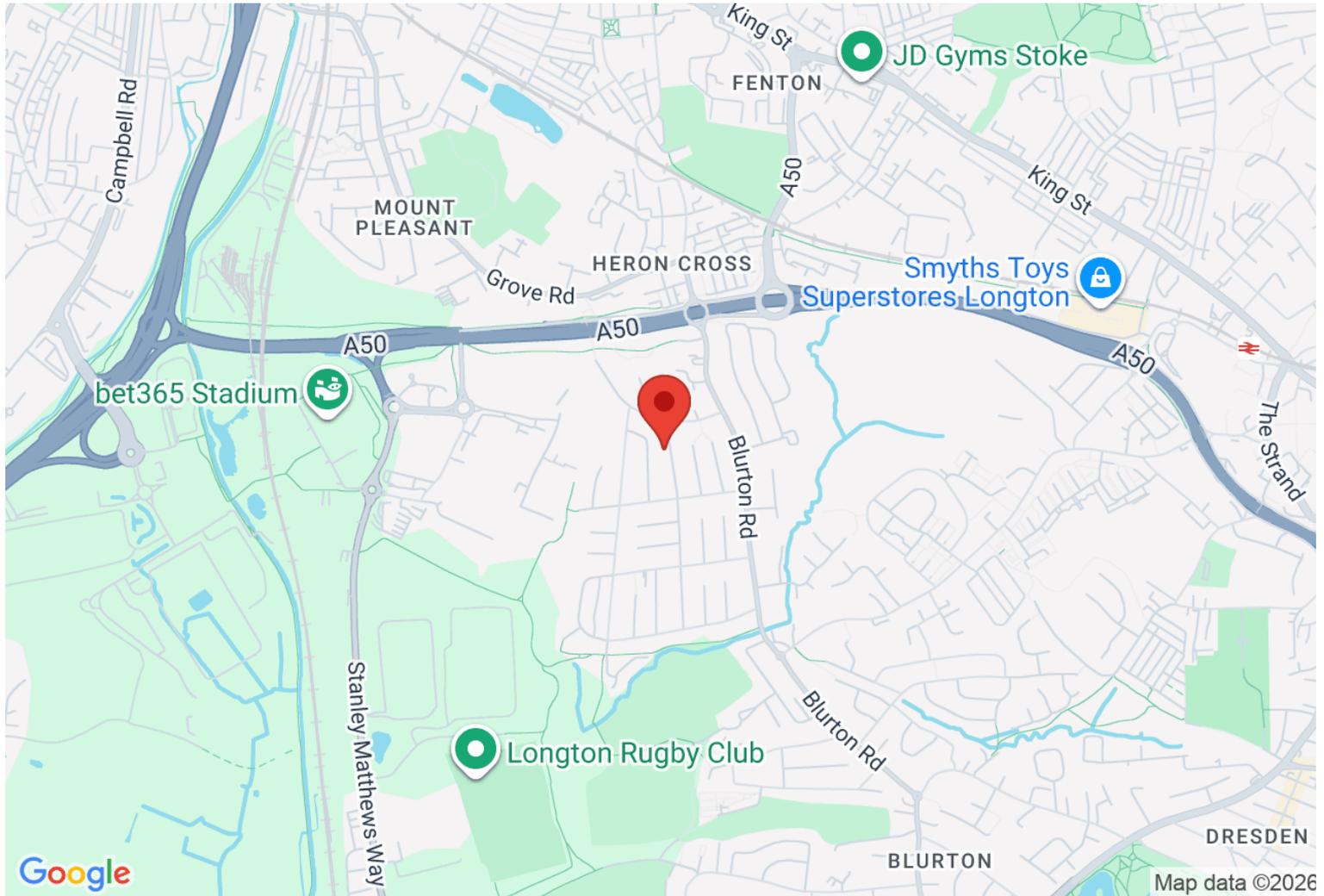


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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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