

FOR SALE



Blurton Road, Heron Cross, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, End Terraced House

Offers In Excess Of £155,000


MARTIN&CO



Blurton Road, Heron Cross, Stoke-on-Trent

4 Bedrooms, 2 Bathroom

Offers In Excess Of £155,000

- Four spacious bedrooms
- High ceilings throughout
- Nearby schools and amenities
- End of terrace home
- Ideal for families

OVERVIEW Welcome to this end of terrace home, currently on the market and in good condition, patiently awaiting its new owners. This property boasts a generous amount of space, making it an ideal choice for families.

The home comes with four bedrooms, three of the bedrooms are double-sized, offering plenty of room for furniture and personal belongings. The second bedroom is particularly spacious, lending itself as a perfect space for a master suite. The fourth bedroom is a single room, a cozy space that could also serve as a home office or a child's room.

One of the unique features of this property is the high ceilings, giving an added sense of light and space throughout. A garage is also included, providing additional storage space.

The property is conveniently located with excellent public transport links, nearby schools, and local amenities, making day-to-day life easier and more convenient.

Overall, this home offers a fantastic opportunity to acquire a spacious property with great potential.

ENTRANCE HALL 23' 5" x 5' 8" (7.14m x 1.74m)
Entered via a composite front door, stairs to first floor, radiator.

LOUNGE 12' 9" x 12' 0" (3.91m x 3.68m) Having double glazed bay window to the front elevation, feature fireplace, radiator.

RECEPTION ROOM 13' 1" x 11' 0" (4.01m x 3.37m)
Dual aspect double glazed windows to the rear and side elevations, wood effect laminate flooring, radiator.





DINING ROOM 11' 3" x 10' 5" (3.44m x 3.19m) Double glazed window to the side elevation, wood effect laminate flooring, radiator.

KITCHEN 11' 2" x 10' 2" (3.41m x 3.12m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated double oven and hob, space for appliances, double glazed window to the side elevation, radiator.

REAR PORCH Door giving access to the rear yard and garage.

SHOWER ROOM 4' 11" x 4' 7" (1.50m x 1.42m) White suite comprising; low level WC, wall mounted hand wash basin and shower, fully tiled walls, double glazed window to the rear elevation, chrome heated towel rail.

BEDROOM ONE 16' 3" x 12' 9" (4.96m x 3.91m) Two double glazed windows to the front elevation, radiator.

BEDROOM TWO 13' 1" x 12' 0" (4.01m x 3.67m)

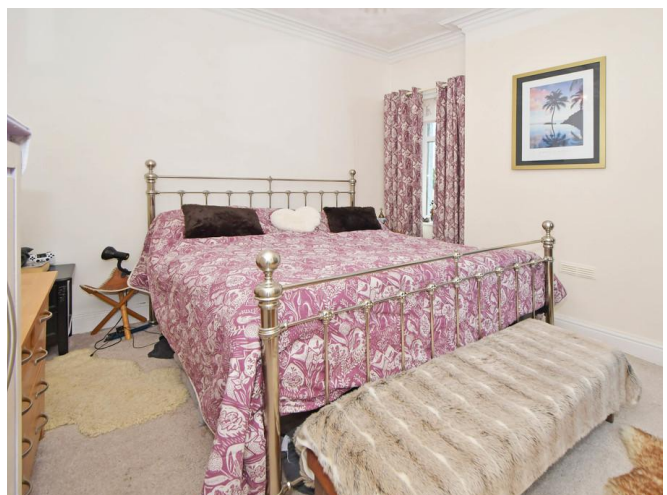
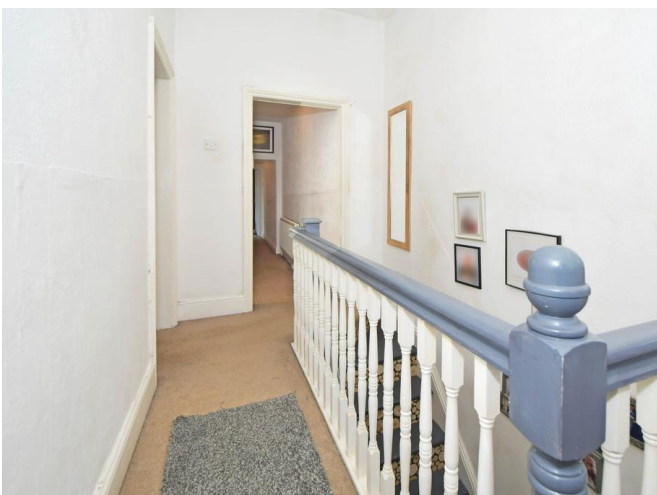
Having dual aspect double glazed windows to the side and rear elevations, radiator.

BEDROOM THREE 12' 4" x 7' 6" (3.76m x 2.31m) Double glazed window to the side elevation, radiator.

BEDROOM FOUR 10' 4" x 8' 10" (3.15m x 2.70m) Double glazed window to the side elevation, radiator.

BATHROOM 7' 6" x 6' 10" (2.29m x 2.10m) Modern white suite comprising; low level WC, pedestal hand wash basin and panelled bath with shower over, fully tiled walls, double glazed window to the side elevation, airing cupboard, radiator.

EXTERNAL The property is fore-courted to the front whilst to the rear there is an enclosed paved yard with side access gate and a single detached garage which is accessed via Tweed Street where on road parking is also available.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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