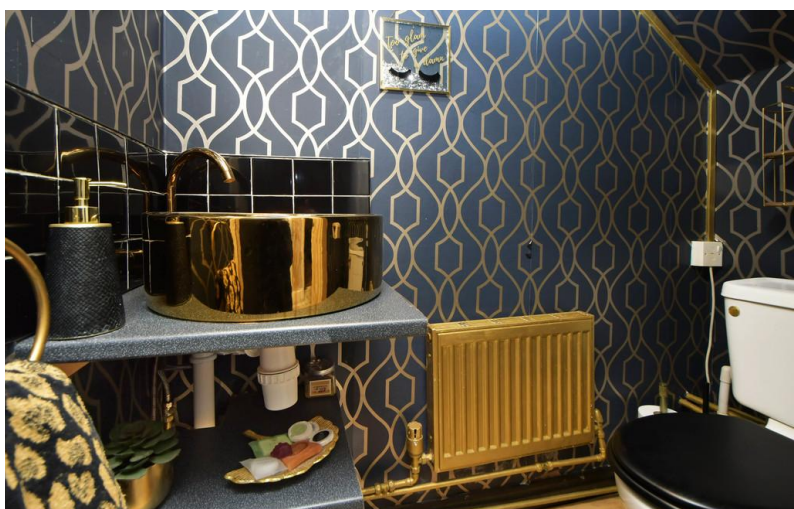


**FOR SALE**



**Maythorne Road , Blurton , Stoke-On-Trent**

**4 Bedrooms, 1 Bathroom, Detached House**

**Offers In Excess Of £270,000**



## Maythorne Road , Blurton , Stoke-On-Trent

4 Bedrooms, 1 Bathroom

Offers In Excess Of £270,000

- Immaculate condition
- Spacious accommodation
- Generous living space
- Open-plan kitchen
- Four well-appointed bedrooms



**OVERVIEW** Warmly welcoming you to this beautifully presented semi-detached house that's currently available for sale. Presented in immaculate condition and offers spacious accommodation that is just perfect for families.

As we step inside, you'll be delighted by the generous living space that includes a reception room. This area is simply perfect for hosting friends or enjoying a peaceful day in. The property also boasts an open-plan kitchen that offers ample room for dining. It's a perfect space for whipping up family meals.

Moving further, the house features four well-appointed bedrooms, each one thoughtfully designed. A well-maintained bathroom is also part of the property, offering a relaxing environment to unwind at the end of a long day.

One of the absolute highlights of this property is the impressive rear garden. It's a sizeable outdoor space that also includes a BBQ area, making it ideal for summer gatherings or a bit of alfresco dining. And that's not all, the property comes with the added benefit of a single garage, providing that extra bit of storage or parking space.

The location of this house is another fantastic plus. It's well-connected with public transport links, and there are schools and the beautiful Queens Park nearby, ensuring everything you need is within easy reach.

In conclusion, this semi-detached house is not just a dwelling but a home that offers a lifestyle. It's a space where comfort, convenience and charm come together in a harmonious blend. Don't miss out on this opportunity!

ENTRANCE HALL 16' 0" x 6' 6" (4.89m x 2.00m) Stairs



to first floor, radiator.

**WC** 5' 6" x 2' 6" (1.68m x 0.77m) Comprising; low level WC and hand wash basin, radiator.

**LOUNGE** 12' 2" x 11' 5" (3.73m x 3.50m) Having double glazed bay window to the front elevation, multi fuel burning fire with wood mantle and tiled hearth, wood effect laminate flooring, radiator.

**DINING ROOM** 13' 10" x 11' 5" (4.24m x 3.50m) Spacious dining area with UPVC patio doors to the rear elevation opening onto the rear garden, wood effect laminate flooring, open plan design, two radiators.

**KITCHEN** 15' 8" x 6' 6" (4.80m x 2.00m) Fitted with a range of wall and base unit with worksurface over which incorporates a sink unit and drainer with mixer tap, integrated oven and hob with extractor, integrated fridge & freezer space and plumbing for washing machine, double glazed windows to the rear and side elevations, door giving access to the rear garden.

**LANDING** 7' 2" x 6' 6" (2.20m x 2.00m)

**BEDROOM ONE** 12' 2" x 11' 5" (3.73m x 3.50m) Having fitted wardrobes, double glazed bay window to the front elevation, radiator.

**BEDROOM TWO** 11' 10" x 11' 5" (3.63m x 3.50m) Having fitted wardrobes, double glazed window to the rear elevation, wood effect laminate flooring, radiator.

**BEDROOM THREE** 15' 7" x 7' 5" (4.77m x 2.27m) Having dual aspect double glazed windows to the front and rear elevations, wood effect laminate flooring, radiator.

**BEDROOM FOUR** 8' 8" x 6' 6" (2.65m x 2.00m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

**BATHROOM** 8' 0" x 6' 5" (2.45m x 1.96m) Modern white suite comprising; low level WC, hand wash basin



set in vanity unit and bath with shower over, double glazed window to the rear elevation, radiator.

**GARAGE** 17' 0" x 7' 7" (5.20m x 2.33m) Electric roller shutter door, power and lighting.

**EXTERNAL** Benefiting from a block paved driveway to the front which leads up to a single integral garage. The rear garden is particularly impressive and is mainly laid to lawn with decked patio area with established plants and borders, all of which enjoy a good degree of privacy with an open rear aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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All measurements are approximate and for display purposes only

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<http://www.martinco.com>



**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.