

FOR SALE



Magdalen Road, Blurton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £150,000



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- Open-plan kitchen and dining
- Two double bedrooms
- Modern wet room
- Excellent transport links
- Close to reputable schools

HALL Entered via a UPVC front door, double glazed window to the side elevation, stairs to first floor.

LOUNGE 14' 8" x 11' 3" (4.47m x 3.43m) Having double glazed bow bay window to the front elevation, living flame gas fire with feature surround, radiator.

DINING ROOM 10' 2" x 6' 10" (3.1m x 2.08m) Double glazed window to the side elevation, under stairs storage cupboard, UPVC door through to conservatory, radiator.

KITCHEN 10' 8" x 10' 2" (3.25m x 3.1m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob with extractor unit, space for appliances, double glazed window to the rear elevation.

CONSERVATORY 7' 7" x 6' 1" (2.31m x 1.85m) UPVC double glazed conservatory with door giving access to the rear garden.

BEDROOM 18' 0" x 8' 5" (5.49m x 2.57m) Having fitted wardrobes, two double glazed windows to the front elevation, radiator.

BEDROOM 13' 2" x 11' 8" (4.01m x 3.56m) Double glazed window to the rear elevation, radiator.

WETROOM 7' 8" x 5' 6" (2.34m x 1.68m) Comprising; low level WC, hand wash basin and shower, fully tiled walls, double glazed window to the rear elevation, radiator.

EXTERNAL The property sits on a generously sized corner plot with driveway parking and turfed garden to the front. Access to the side of the property leads through to an enclosed garden with paved patio, turfed garden and planting borders.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<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.