



Elmsmere Avenue,
Blurton

 **OneAgency**

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£185,000

A well presented three bedroom semi-detached property in the popular location of Blurton. The property benefits from double glazing, gas central heating, kitchen/diner, large rear garden and off road parking. Located close to amenities, commuter links and nearby schools. Ideal first time buy or someone looking to upsize. Viewing is highly advised!





Ground Floor

Hallway

2.77m x 1.78m (9' 1" x 5' 10") Composite front door, radiator and laminate flooring.

Lounge

3.78m x 3.42m (12' 5" x 11' 3") A double glazed bay window to the front, electric fireplace, radiator and carpet flooring.

Kitchen

2.68m x 2.21m (8' 10" x 7' 3") A range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven with gas hobs with hood over, integral dishwasher, double glazed window and vinyl flooring.

Dining Room

3.72m x 3.35m (12' 2" x 11' 0") UPVC door to the rear, stylish grey radiator and tiled flooring.

Utility Space

Plumbing for a washing machine, space for a dryer and vinyl flooring.

W/C

1.50m x 0.80m (4' 11" x 2' 7") A low level W/C, double glazed window and vinyl flooring.

Rear Porch

1.85m x 1.32m (6' 1" x 4' 4") Door to the rear garden and tiled flooring.

First Floor

Bedroom One

3.70m x 3.38m (12' 2" x 11' 1") A double glazed window to the rear, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Two

3.43m x 2.86m (11' 3" x 9' 5") A double glazed window, fitted wardrobe unit, radiator and carpet flooring.

Bedroom Three

2.79m x 2.50m (9' 2" x 8' 2") A double glazed window to the front, radiator and carpet flooring.

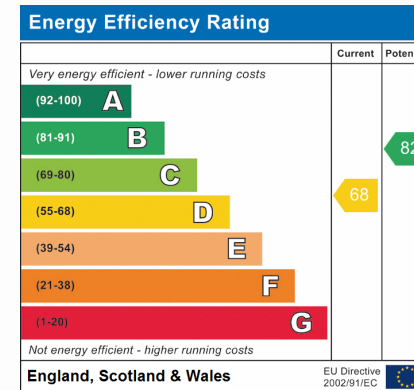
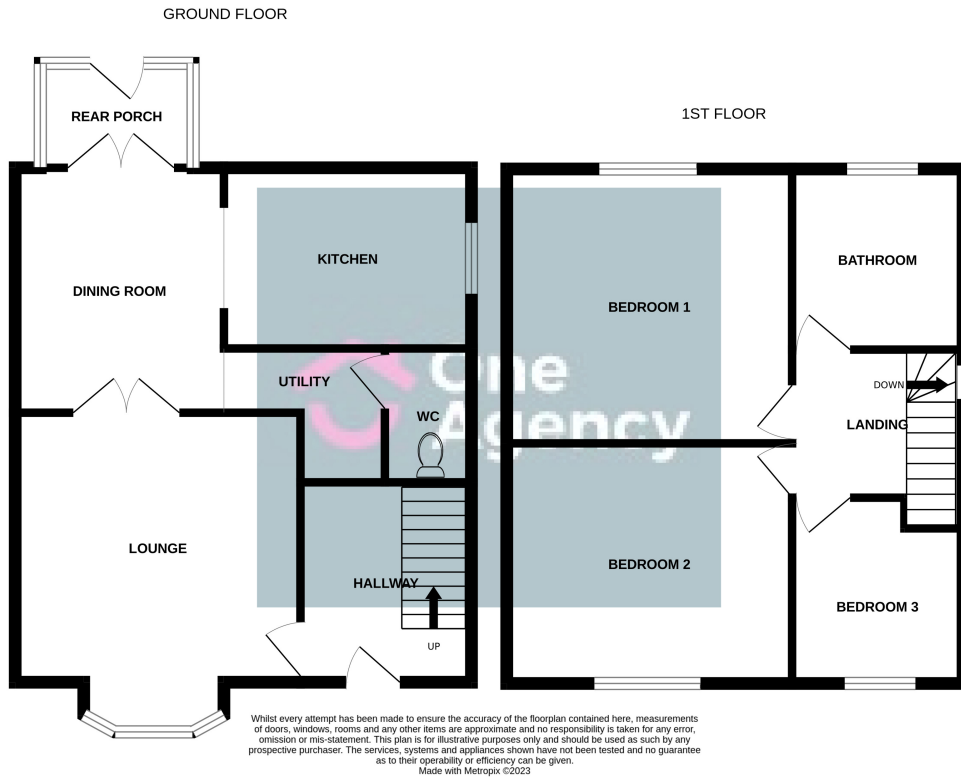
Bathroom

2.61m x 2.20m (8' 7" x 7' 3") A white suite with bath and overhead shower unit, vanity hand wash basin with low level W/C, double glazed window, radiator, tiled walls and vinyl flooring.

External

Front - A block paved driveway for off road parking.

Rear - A paved patio area with pergola, two sheds for storage, lawned garden with shrubs and fenced borders and gated access to the side.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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