



Magdalen Road,
Blurton



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £125,000

A three bedroom semi-detached house in the popular location of Blurton. The property benefits from generous accommodation, front and rear gardens and gas central heating with combi-boiler. Close to local amenities, commuter links and schools. Viewing is highly advised. No Chain!





GROUND FLOOR

ENTRANCE LOBBY

Door to front, stairs to first floor.

LIVING ROOM

5.99m max x 3.19m (19' 8" x 10' 6") Double glazed windows to front and rear, feature fireplace.

KITCHEN/DINER

3.51m x 3.57m (11' 6" x 11' 9") Double glazed windows to side and rear, radiator, sink and drainer unit with mixer tap, fitted range of wall, base and drawer storage units, tiled floor.

INNER LOBBY

2.35m max x 2.57m max (7' 9" x 8' 5") Double glazed window to front, door to side, tiled floor, ground floor WC with window to side.

FIRST FLOOR

LANDING

BEDROOM ONE

4.22m x 2.57m (13' 10" x 8' 5") Double glazed window to front, radiator.

BEDROOM TWO

3.18m x 3.28m (10' 5" x 10' 9") Double glazed window to front, radiator.

BEDROOM THREE

2.65m x 3.18m (8' 8" x 10' 5") Double glazed window to rear.

BATHROOM

2.40m x 1.69m (7' 10" x 5' 7") Double glazed frosted window to side, bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator.

OUTSIDE

Good sized rear garden and garden to front.

AGENTS NOTES

We understand that the solicitor dealing with the sale is organising the letters of administration which has not yet been granted.

Council Tax Band A

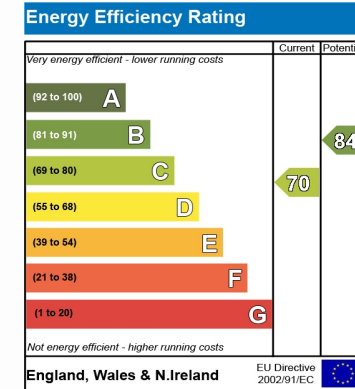


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2022



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.