



Kidbrooke Place,  
Blurton



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# Offers in Excess of £150,000

A very well presented three bedroom semi-detached house sitting on a corner plot in Blurton. The property benefits from front and rear gardens, off road parking and generous accommodation throughout. An ideal first time buyer property or someone looking to upsize! Close to local amenities, commuter links and Trentham Gardens minutes away. Viewing is highly advised. No Chain!





## Ground Floor

### Hall

Entered through the UPVC front door, radiator and vinyl flooring.

### Lounge

4.90m x 3.14m (16' 1" x 10' 4") A double glazed window to the front, radiator and wooden flooring.

### Kitchen

3.51m x 3.48m (11' 6" x 11' 5") A range of wall and base units with worktops, sink basin with mixer tap, integral oven and gas hobs with extractor fan over, plumbing for a washing machine, double glazed window to the side and rear and laminate flooring.

### Utility Room

2.59m x 2.32m (8' 6" x 7' 7") A useful space for a fridge/freezer, UPVC rear door and vinyl flooring.

### Guest W/C

A useful downstairs low level W.C.

## First Floor

### Bedroom One

4.07m x 2.49m (13' 4" x 8' 2") A double glazed window to the rear, radiator and wooden flooring.

### Bedroom Two

3.22m x 3.15m (10' 7" x 10' 4") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Three

2.63m x 1.83m (8' 8" x 6' 0") A double glazed window to the front, radiator and carpet flooring.

## Bathroom

2.33m x 1.73m (7' 8" x 5' 8") A white suite with bath, vanity hand wash basin unit, low level W/C, part tiled walls, chrome towel radiator, double glazed window and laminate flooring.

## External

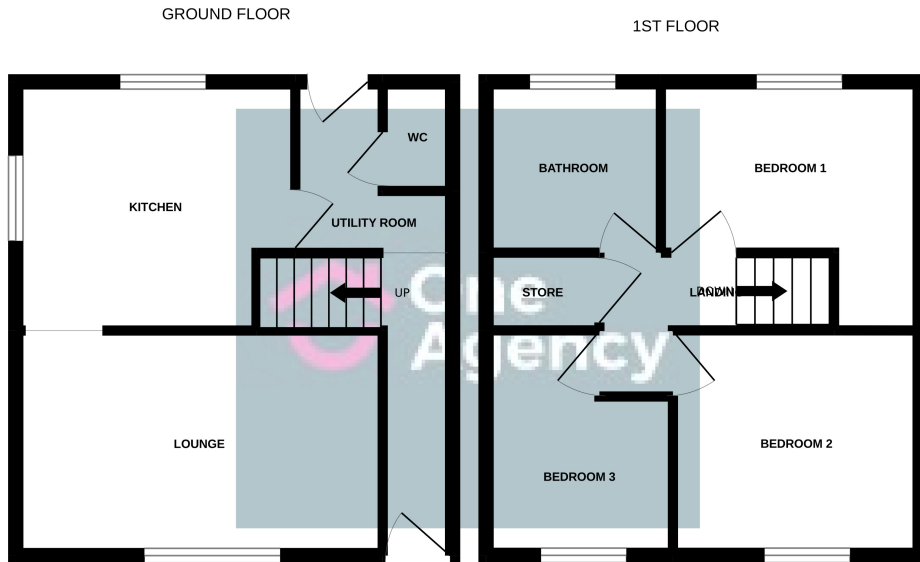
Front - An indian stone paved area, lawned section and off road parking to the side.

Rear - A patio paved area for seating, lawned section with space for a shed and fenced borders.

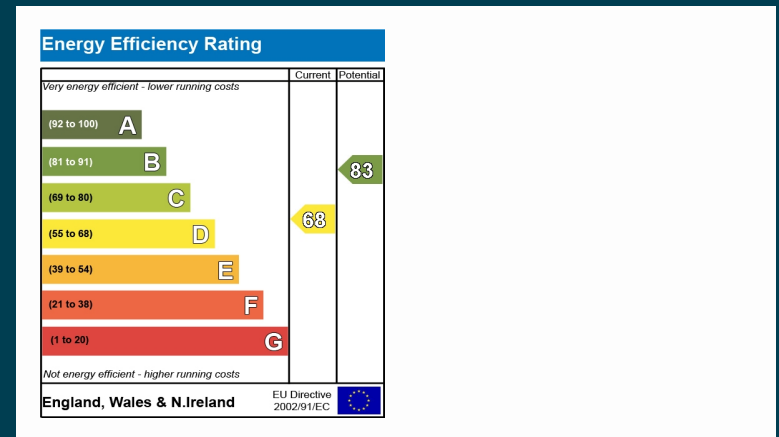
## AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.





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.  
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