



Emsworth Road,
Blurton

 **OneAgency**

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£170,000

This well-presented semi-detached home enjoys a generous rear garden, thoughtfully arranged with a patio area, decking, lawn and a substantial outbuilding providing excellent storage space — ideal for outdoor entertaining and family living. To the front, a block-paved driveway provides ample off-road parking. Situated in the popular residential area of Blurton, the property offers convenient access to the A50 and a wide range of local amenities, schools and transport links. The accommodation comprises a welcoming living room, a spacious kitchen diner and a useful store room with ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. An early viewing is highly recommended to fully appreciate the accommodation and location on offer.





Entrance Hall

Radiator, door to the front, wooden flooring.

Living Room

Double glazed window to the front, radiator, wooden flooring, electric fire.

Kitchen / Diner

Radiator, double glazed window to the rear, wall mounted baxi boiler, stainless steel sink and drainer unit with flexi hose, plumbing for washing machine, fitted oven and hob with extractor above.

Rear Lobby

Door and window to rear, built in storage area.

Cloaks

WC, hand wash basin, window to rear.

Landing

Bedroom 1

Double glazed window to the front, radiator, fitted wardrobes, laminate floor.

Bedroom 2

Double glazed window to the rear, laminate flooring, radiator.

Bathroom

Double glazed frosted window to the rear, panelled bath with shower attachment, WC, hand wash basin with storage below, heated towel rail, tiled walls, access to loft.

Outside

Block paved drive providing off road parking to the front. Large rear garden with patio, decking and lawn with a large store.

Agents Notes

Stoke on Trent Council Tax A

Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.

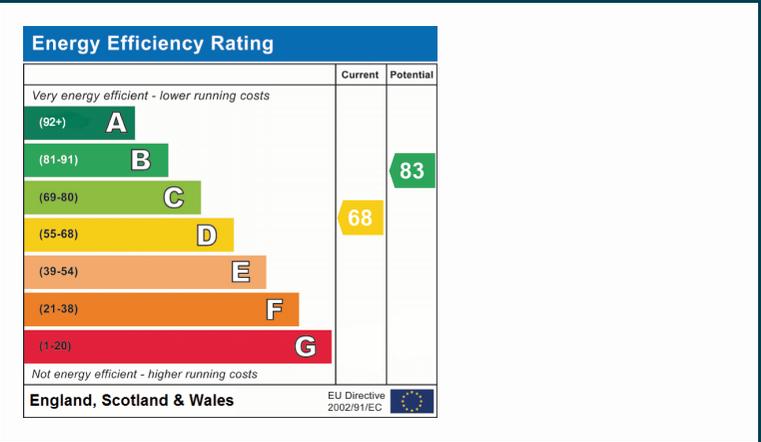


GROUND FLOOR

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.
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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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