



Bailey Road, Blurton



OneAgency

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Offers in Excess of £180,000

A traditional semi detached house, located in a popular residential location close to local amenities and access to the A50. The property benefits from ample off road parking for several vehicles, good sized rear garden and a generous sized conservatory. Viewing of this property is highly recommended.





GROUND FLOOR

Entrance Porch

Door to front, laminate flooring.

Entrance Hallway

Stairs to first floor, laminate flooring, radiator, under stairs storage area, double glazed frosted window to side.

Living Room

Double glazed window to front, two radiators, double glazed french doors leading to:

Conservatory

Wooden flooring, radiator.

Kitchen

Double glazed window to side, radiator, fitted kitchen with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob.

Rear Lobby

Door to side, built in storage area.

Cloaks/Utility

Double glazed frosted window to rear, WC and hand wash basin, plumbing for automatic washing machine.

FIRST FLOOR

Landing

Double glazed frosted window to side.

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

3.88m x 2.64m (12' 9" x 8' 8") Double glazed window to rear, laminate flooring, radiator.

Bedroom Three

Radiator, double glazed window to front.

Bathroom

Bathroom suite with mixer shower over bath, WC and hand wash basin, built in storage area with Baxi boiler, tiled walls, laminate flooring.

Outside

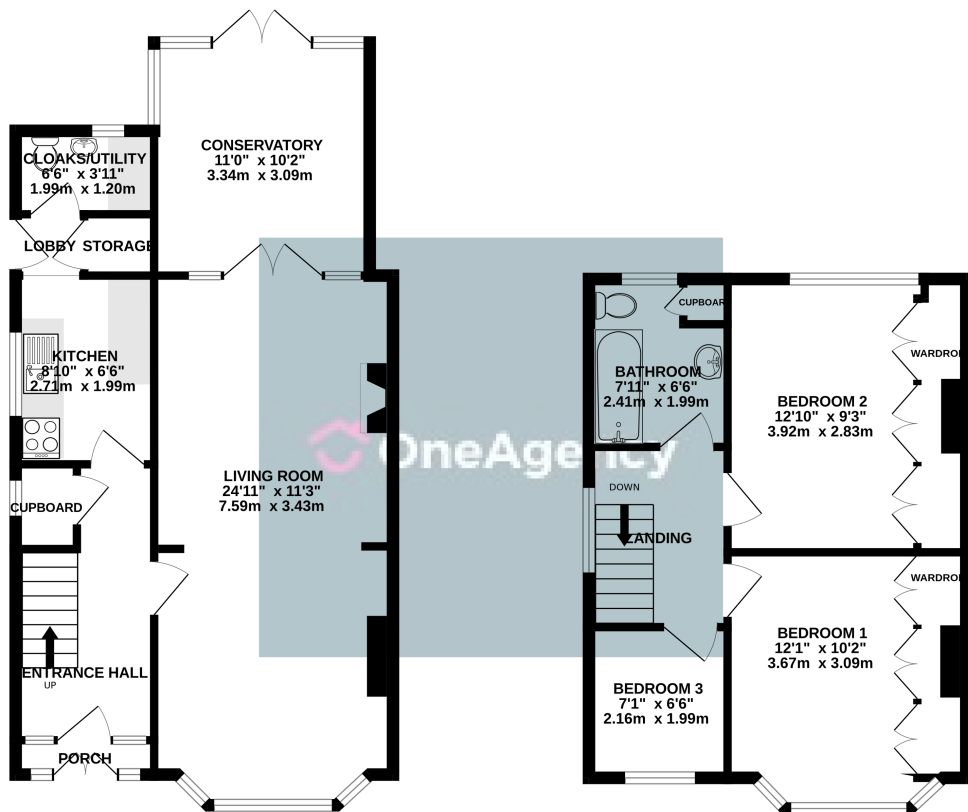
Good sized rear garden with large store. Driveway providing ample off road parking for a number of vehicles.

Agents Notes

Council Tax Band B
Stoke on Trent Local Council

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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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