



Browning Road,  
Blurton

 **OneAgency**

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# Offers in Excess of £240,000

A well presented, spacious semi detached house with four bedrooms, bathroom and additional shower room. This property offers substantial family sized accommodation with NO CHAIN. Ample off road parking with integral garage. Located in a popular residential location close to amenities and access to the A50. Viewing is highly recommended.





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, laminate flooring, double glazed window to front, door to front.

### Living/Dining Room

Double glazed window to front, double glazed french doors to rear, laminate flooring, two radiators, electric coal effect fire.

### Living Area

4.67m x 3.53m (15' 4" x 11' 7")

### Dining Area

2.45m x 2.79m (8' 0" x 9' 2")

### Kitchen

2.78m max x 4.83m max (9' 1" x 15' 10") Fitted kitchen comprising of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted extractor fan, radiator, door into garage, double glazed window to rear, wall mounted back boiler.

### Utility Area

1.60m x 1.66m (5' 3" x 5' 5") Double glazed window to rear, door to rear, plumbing for washing machine.

### Garage

4.94m x 2.35m widening to rear (16' 2" x 7' 9") Electric roller shutter door.

## FIRST FLOOR

### Landing

### Bedroom One

4.10m x 3.54m (13' 5" x 11' 7") Two double glazed windows to front, two radiators, range of fitted wardrobe and storage units, laminate flooring.

### Bedroom Two

3.11m x 2.80m (10' 2" x 9' 2") Double glazed window to rear, radiator, built in storage space.

### Bedroom Three

3.58m x 2.56m (11' 9" x 8' 5") Fitted wardrobes, radiator, double glazed window to front.

### Bedroom Four

2.80m x 1.90m (9' 2" x 6' 3") Double glazed window to rear, radiator, access to loft.

### Bathroom

1.69m x 1.84m (5' 7" x 6' 0") Bathroom suite comprising of panelled bath, WC and hand wash basin, double glazed frosted window to rear.

### Shower Room

1.36m x 1.88m (4' 6" x 6' 2") Shower cubicle with mains shower, hand wash basin, WC.

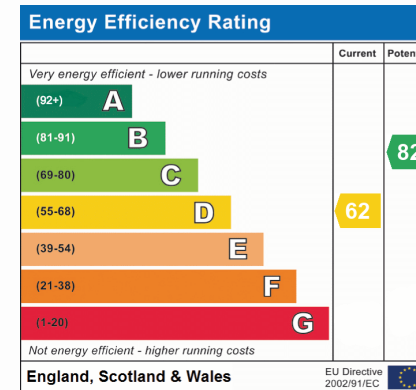
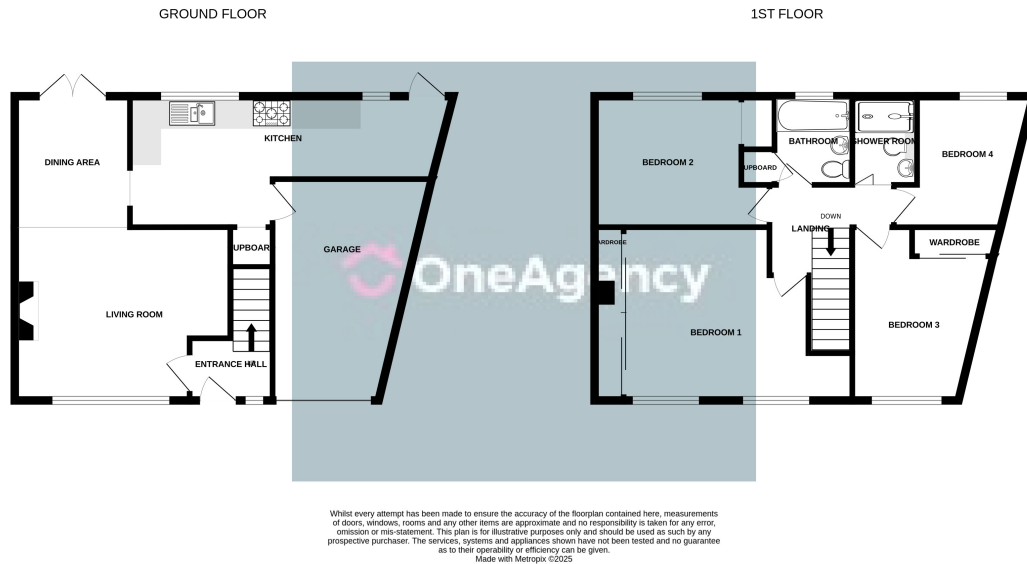
### Outside

Off Road Parking to the front, rear garden with artificial turf and decking area.

### Agents Notes

Council Tax Band C  
Stoke on Trent Local Council.





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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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