



Church Road,  
Blurton

 **OneAgency**

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£350,000

An impressive detached residence with detached garage, situated in the highly popular location of Blurton. The property welcomes you with a large driveway which has secure electric gates, gardens surrounding the property and an alarmed detached garage. Internally is spacious accommodation throughout, suitable for a growing family. The property also benefits from a modern fitted kitchen/dining room, large lounge and the master bedroom has an en suite. Located nearby to commuter links such as A500, A50 & M6, great schools and local amenities. Viewing is highly advised!





## Ground Floor

### Hallway

5.26m x 2.62m (17' 3" x 8' 7") Entered through a UPVC front door, under stairs storage cupboard, radiator and laminate flooring.

### Lounge/Diner

7.43m x 4.24m (24' 5" x 13' 11") A double glazed window to the front and side elevation, an electric log burner affect fireplace, a sliding double door to the rear garden, radiator and carpet flooring.

### Kitchen/Diner

8.37m x 3.60m (27' 6" x 11' 10") An open plan kitchen/diner with a range of fitted wall and base units with wooden worktops, stainless steel sink basin with mixer tap, space for a range or double cooker, integral microwave, space for an american style fridge/freezer, plumbing for a washing machine and dishwasher, space for a dining table and chairs, double glazed window to the front and side, french doors to the rear garden, built in radio system, radiator and laminate flooring.

### Guest W/C

1.22m x 0.93m (4' 0" x 3' 1") A low level W/C with vanity hand wash basin with storage, sensor lighting and tiled flooring.

## First Floor

### Landing

3.64m x 2.01m (11' 11" x 6' 7") A double glazed window, radiator and carpet flooring.

### Bedroom One

3.64m x 3.63m (11' 11" x 11' 11") A double glazed window to the front and rear, fitted wardrobe units, radiator, en suite and laminate flooring.

## En Suite

2.37m x 0.75m (7' 9" x 2' 6") A walk in shower unit with glass screen, low level W/C, vanity hand wash basin with storage, towel radiator and vinyl flooring.

### Bedroom Two

3.55m x 3.02m (11' 8" x 9' 11") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

### Bedroom Three

3.66m x 2.19m (12' 0" x 7' 2") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Four

2.60m x 2.18m (8' 6" x 7' 2") A double glazed window to the front, radiator and carpet flooring.

## Bathroom

2.50m x 2.41m (8' 2" x 7' 11") A modern suite with bath unit with mixer tap, walk in shower unit with glass screen, pedestal hand wash basin, low level W/C, two double glazed windows to the side, chrome towel radiator, built in radio system, and vinyl flooring.

## External

Front - A secure electric gate to the front providing access to the large pebbled driveway for off road parking for multiple vehicles, paved and lawned section to the side and access around the whole property.

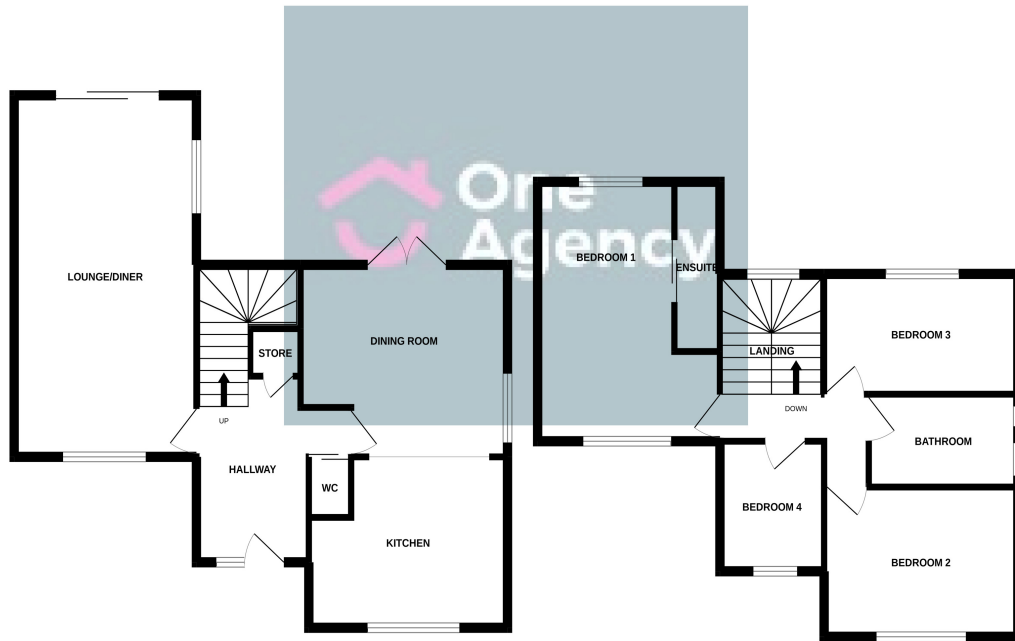
Rear - A private block paved area, lawned section with mature shrubs and alarmed detached garage.

## Detached Garage

6.91m x 3.67m (22' 8" x 12' 0") An up and over front door, alarm, side door to the garden and electric power.

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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	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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