



Bailey Road,  
Blurton



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Excess of £200,000

A mature extended three bedroom semi-detached house in the popular location of Blurton. The property benefits from an open plan living/kitchen/diner area with french doors leading to the landscaped garden. This property is immaculately presented throughout with modern kitchen & bathroom. An ideal first time buy for someone looking to get onto the property ladder! Located close to amenities, schools and commuter links such as A500, A50 & M6. Viewing is highly advised!





## Ground Floor

### Hallway

4.39m x 1.74m (14' 5" x 5' 9") Composite front door, radiator and tiled flooring.

### Guest W/C

1.92m x 0.73m (6' 4" x 2' 5") A low level W/C, hand wash basin, chrome towel radiator, double glazed window and tiled flooring.

### Lounge

4.15m x 3.38m (13' 7" x 11' 1") A double glazed bay window, radiator and wooden flooring.

### Open Plan Living/Kitchen/Diner

6.61m x 4.53m (21' 8" x 14' 10") An open plan space with fitted wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and gas hobs with extractor hood over and microwave, fridge/freezer, sliding doors to utility space with plumbing for a washing machine and dryer, combi-boiler, grey radiator, french doors to the garden and tiled flooring.

## First Floor

### Bedroom One

3.38m x 3.30m (11' 1" x 10' 10") A double glazed bay window, fitted wardrobe unit, radiator and carpet flooring.

### Bedroom Two

3.63m x 3.37m (11' 11" x 11' 1") A double glazed window, radiator and wooden flooring.

### Bedroom Three

2.21m x 1.74m (7' 3" x 5' 9") A double glazed window, radiator and tiled flooring.

### Bathroom

2.50m x 1.72m (8' 2" x 5' 8") A white suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window, part tiled walls and tiled flooring.

## External

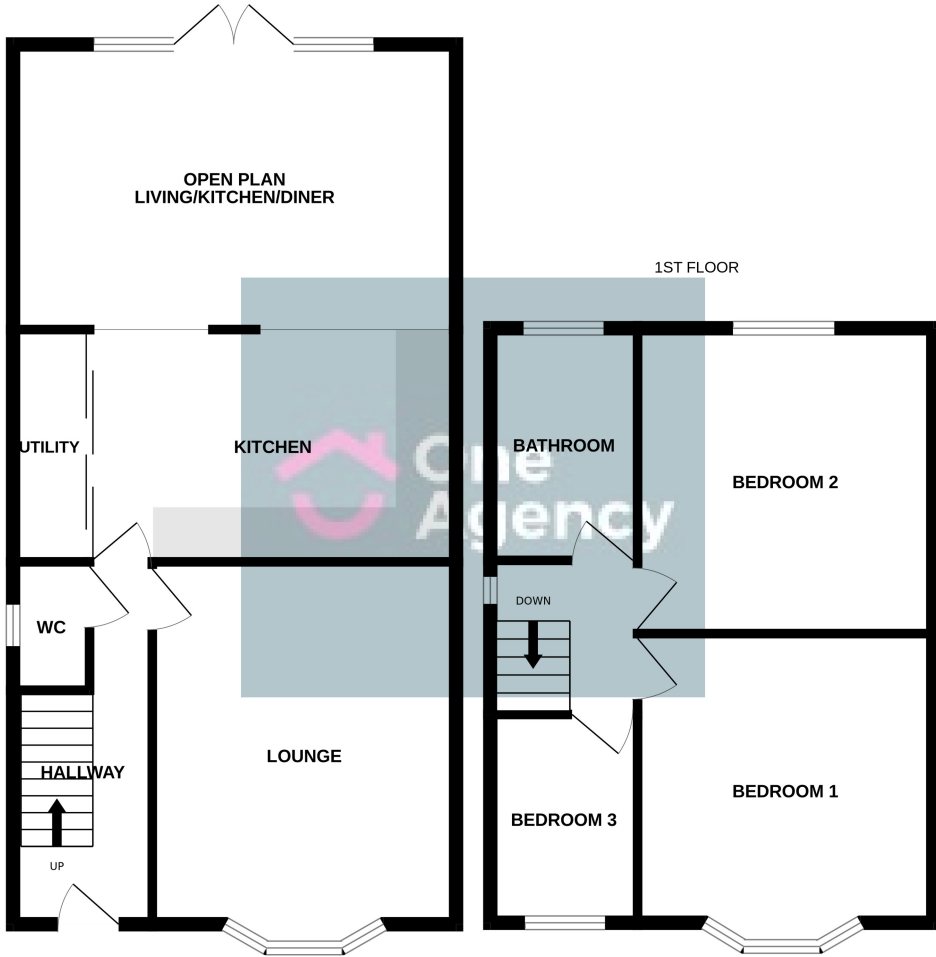
Front - A driveway providing off road parking for multiple vehicles.

Rear - A patio paved area for seating, steps leading to artificial turf and further garden pebbled section. An outhouse brick built storage building and part wall and fenced borders.

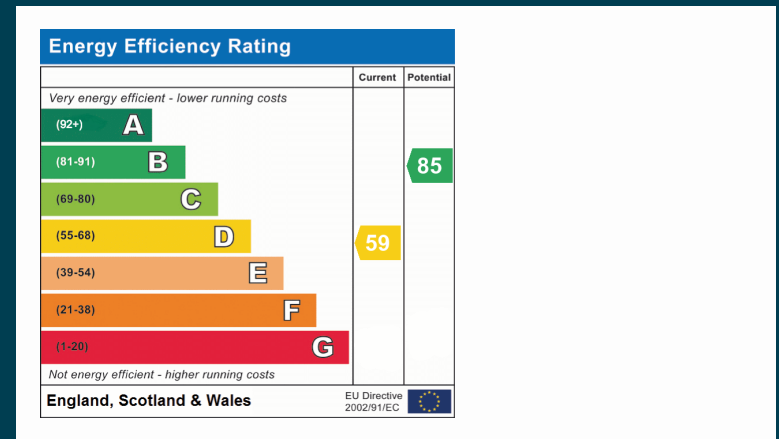
## AGENTS NOTES

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

GROUND 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.  
Made with Metropix ©2024



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.