

**£250,000**

**80 Drubbery Lane, Blurton**



- **Stunning semi detached house**
- **Full of style and character**
- **Close to Longton Park**
- **Three bedrooms**
- **Two reception rooms**
- **Gas central heating**
- **uPVC double glazing**
- **No upward chain!**
- **Viewing essential!**

A wonderful three bed semi detached house full of character, heart and soul! The property is located within walking distance of Longton Park. Benefits from gas central heating and uPVC double glazing. There is a detached garage and further parking to the rear of the property. Beautifully presented family accommodation comprises; Entrance hallway, dining room, lounge, kitchen, three bedrooms and bathroom/WC. This is an opportunity not to be missed! To be sold with the advantage of no upward!

# 80 Drubbery Lane, Blurton

## PORCH

uPVC French doors.

## HALLWAY

Fitted carpet, central heating radiator, uPVC double glazing. Understairs store which has plumbing for washing machine.

## DINING ROOM

11'6" x 9'11" (3.51m x 3.02m)

Laminate flooring, central heating radiator, uPVC bay window, cast iron fireplace.

## LOUNGE

18'9" x 11'5" (5.72m x 3.48m)

Laminate flooring, central heating radiator, cast iron fireplace, uPVC patio door to rear garden.

## KITCHEN

13'8" x 7'11" (4.17m x 2.41m)

Composite sink with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob with gas double oven. Integrated fridge, uPVC double glazing, central heating radiator, vinyl flooring, uPVC French doors to rear garden.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and landing, uPVC double glazing.

### BEDROOM ONE

13'1" x 11'5" (3.99m x 3.48m)

Exposed and treated floorboards, uPVC double glazing, central heating radiator, feature fireplace.

### BEDROOM TWO

11'5" x 10'0" (3.48m x 3.05m)

Exposed and treated floorboards, uPVC double glazing, central heating radiator, feature fireplace.

### BEDROOM THREE

7'11" x 7'7" (2.41m x 2.31m)

Exposed and treated floorboards, uPVC double glazing, central heating radiator, access to loft.

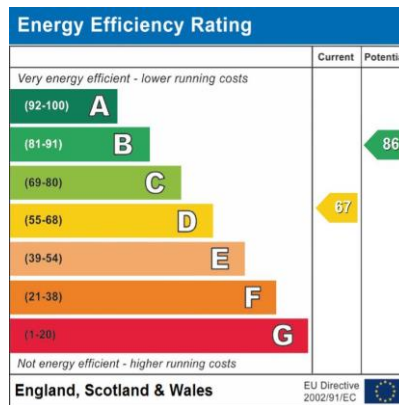
## BATHROOM/WC

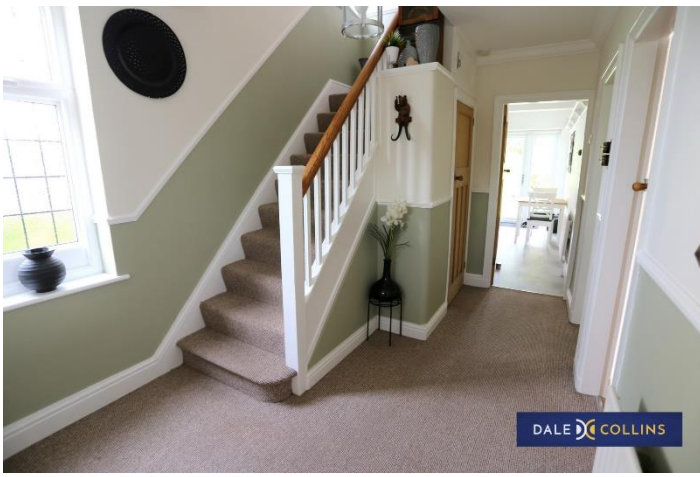
7'11" x 7'11" (2.41m x 2.41m)

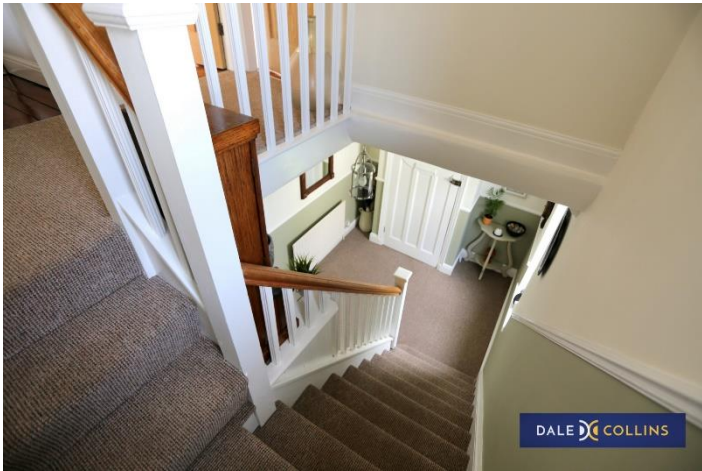
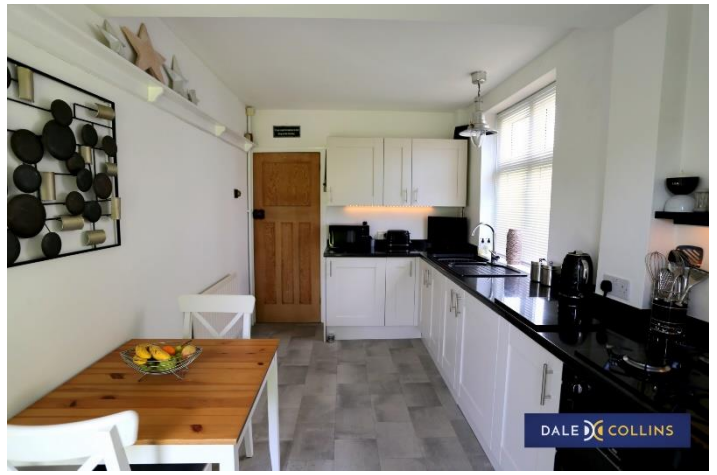
Freestanding bath with shower attachment, low level WC, vanity wash hand basin, central heating radiator, uPVC double glazing, exposed and treated floorboards.

## EXTERNALLY

Brick block driveway to the front providing off road parking. Access at the side leading to a further parking area and detached garage. Beautiful and private enclosed rear garden featuring, lawn, borders, paved patio and external water supply.











**Location: ST3 4BL**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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