

£225,000

26 Cockster Brook Lane, Blurton



- Link detached house
- Three bedrooms
- Gas central heating
- uPVC double glazing
- Driveway
- Attached garage
- Popular residential locality
- Ideal for FTB
- Viewing essential!

A modern link detached property that boasts three good sized bedrooms and will therefore appeal to first time buyers or growing family. This property ticks all the boxes that a detached family home requires and will impress upon viewing. Located on a quiet road but within good proximity to local shops. A driveway provides ample off road parking and leads to an attached garage. Beautifully easily maintained garden to the rear. Viewing is highly recommended!

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HALLWAY

uPVC door and window, vinyl flooring, central heating radiator.

GROUND FLOOR WC

Low level WC, wash hand basin, central heating towel radiator, vinyl flooring.

LOUNGE

17'5" into bay x 11'10" max (5.31m x 3.61m)

Fitted carpet, uPVC double glazed bay window, two central heating radiators feature fireplace with fitted gas fire, under stairs store, stairs to first floor.

KITCHEN/DINER

14'8" x 8'7" (4.47m x 2.62m)

Stainless steel sink unit with cupboards below, range of base and wall storage units, working surfaces. Integrated four ring gas hob with electric double oven and extractor. Integrated washing machine, tumble dryer, dishwasher, fridge and freezer. uPVC double glazing, central heating radiator, laminate flooring, uPVC French doors to rear garden.

LANDING

Fitted carpet to stairs and landing. Access to loft via a pull down ladder. The loft is part boarded and has lighting.

BEDROOM ONE

13'4" x 8'2" (4.06m x 2.49m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM TWO

9'6" x 8'2" (2.90m x 2.49m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM THREE

9'0" x 6'4" (2.74m x 1.93m)

Fitted carpet, central heating radiator, uPVC double glazing, storage.

BATHROOM/WC

6'3" x 5'5" (1.91m x 1.65m)

Panelled bath, pedestal wash hand basin, low level WC, central heating towel radiator, tiling to walls, vinyl flooring, uPVC double glazing.

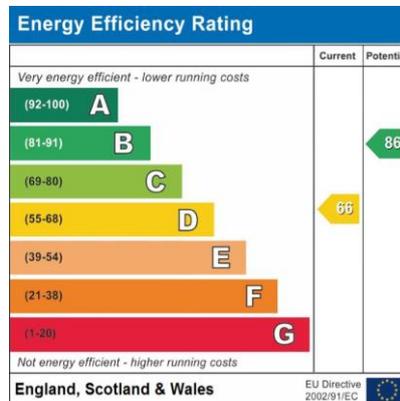
EXTERNALLY

Gravelled front garden adjoined by a tarmac driveway leading to an attached garage. Beautifully easily maintained rear garden featuring paved patio area with electric canopy. Gravelled areas, external cold water supply, external electric socket, sensor lighting and summer house which house power and lighting.

ATTACHED GARAGE

The garage has power, lighting and loft storage area. The gas central heating boiler is situated in the garage.

COUNCIL TAX BAND - C







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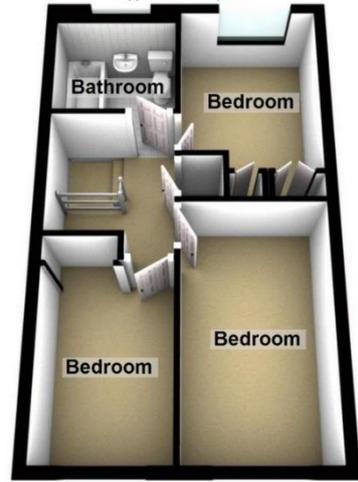
Ground Floor

Approx. 592.2 sq. feet



First Floor

Approx. 376.4 sq. feet

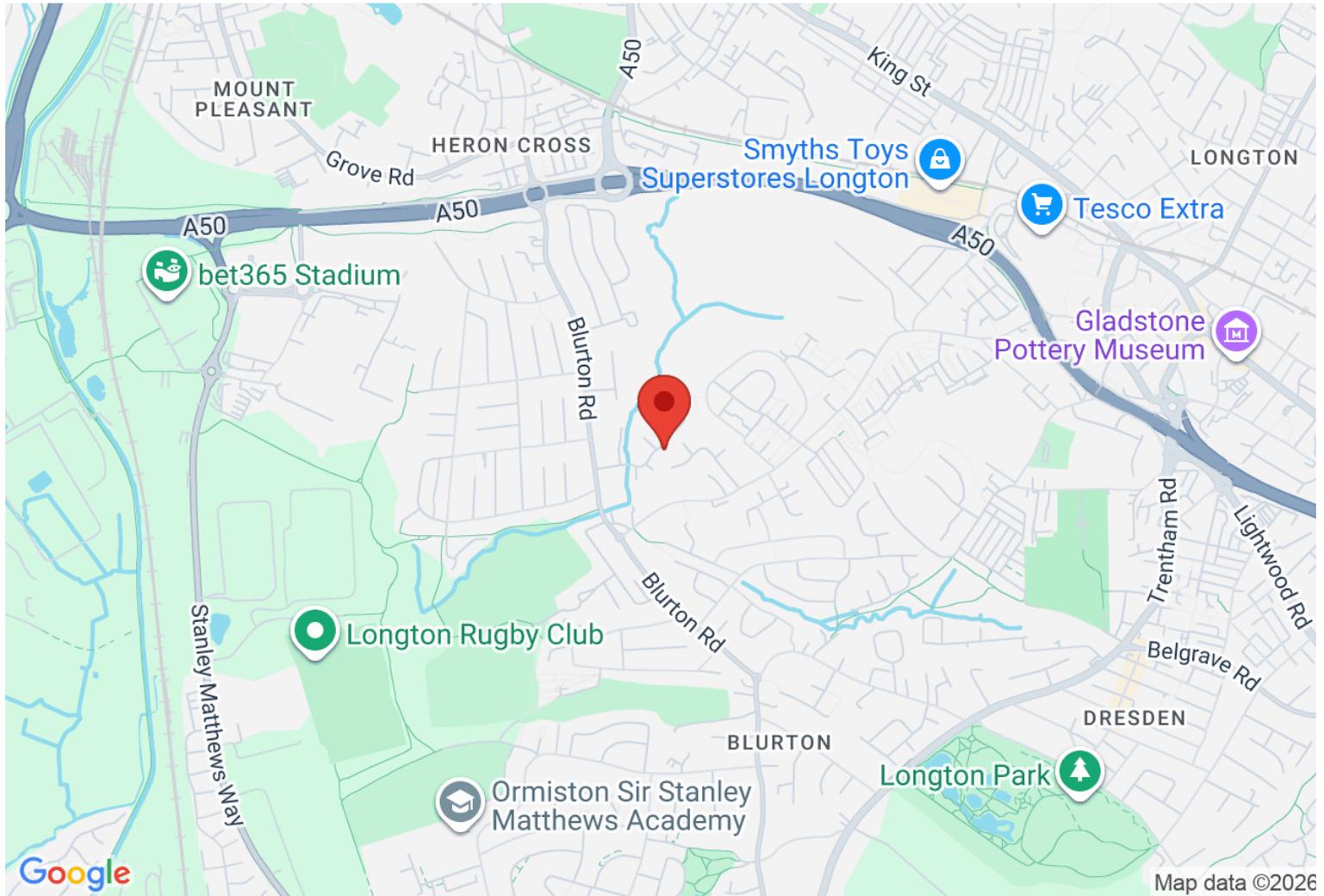


Total area: approx. 968.6 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Directions

Location



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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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