

**£120,000**

**6 Kinross Court, Poplar Drive, Blurton**



- Ground floor apartment
- Two bedrooms
- En-suite to master bedroom
- Allocated parking
- Ideal for first time buyers
- Popular locality
- Close to amenities
- No upward chain!
- Viewing essential!

This lovely ground floor, self-contained apartment will be sure to impress. With a fabulous open-plan lounge and kitchen area, two double bedrooms, the master bedroom having an ensuite shower room, and a beautiful family bathroom - this is a cosy, private and economic home. Parking and communal garden area. No upward chain! Viewing highly recommended!

# 6 Kinross Court, Poplar Drive, Blurton

## HALLWAY

uPVC door, fitted carpet, electric heater.

## BEDROOM ONE

12'7" x 8'3" (3.84m x 2.51m)

Fitted carpet, uPVC double glazing, electric heater. Built-in storage, airing cupboard.

## EN-SUITE SHOWER ROOM/WC

5'1" x 4'7" (1.55m x 1.40m)

Shower cubicle, vanity wash hand basin, laminate flooring, electric radiator, storage.

## BEDROOM TWO

10'2" x 7'11" (3.10m x 2.41m)

Fitted carpet, uPVC double glazing, electric heater.

## BATHROOM/WC

7'1" x 7'0" max (2.16m x 2.13m)

Panelled bath, low level WC, vanity wash hand basin, laminate flooring, electric radiator, storage.

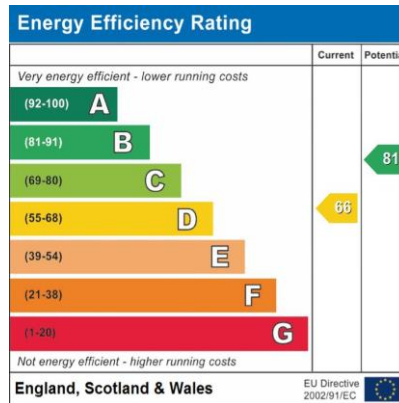
## OPEN PLAN LOUNGE/KITCHEN

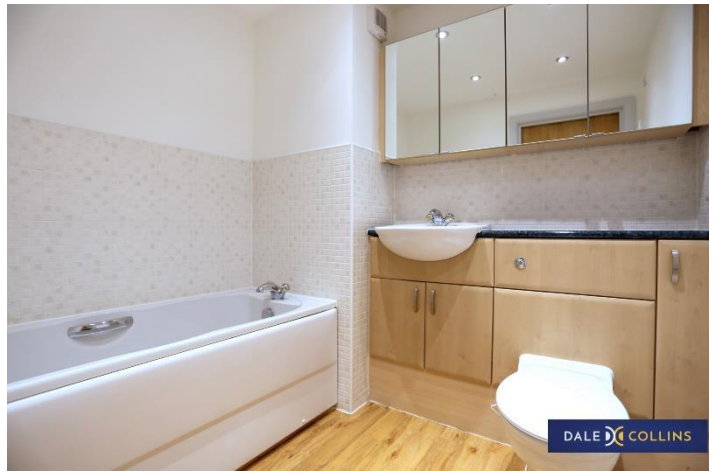
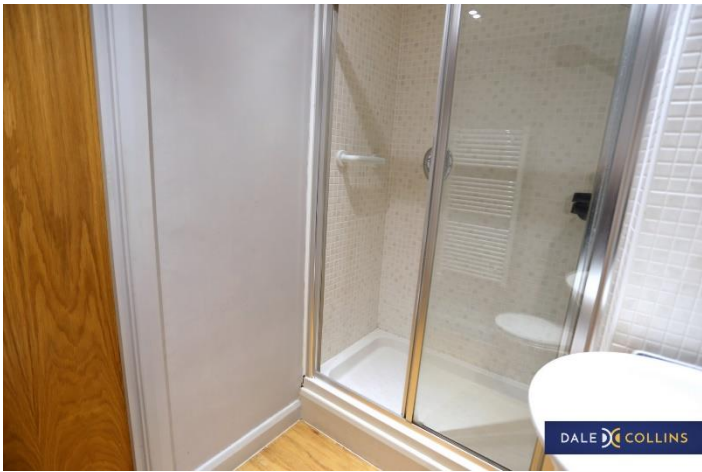
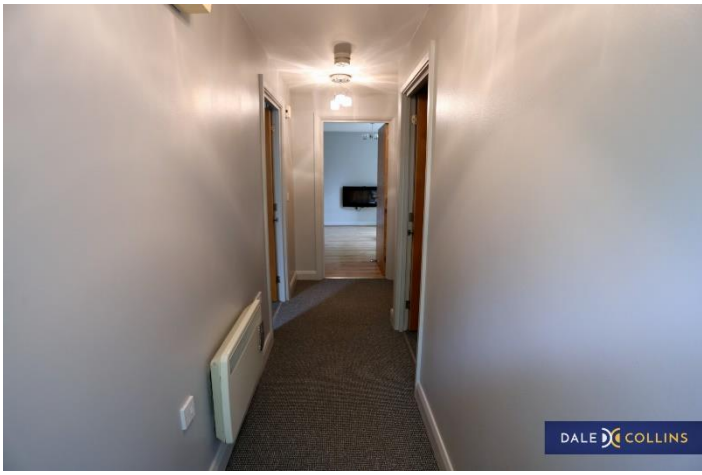
LOUNGE AREA - 15'1 x 13' 5 (4.6m x 4.09m)

Laminate flooring, uPVC double glazing, electric fire, storage. KITCHEN AREA - 9'11 x 8'0 (3.02m x 2.44m) Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring electric hob and oven. Integrated fridge and freezer.

## EXTERNALLY

Allocated parking.







**Location: ST3 3PY**



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

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.