

£130,000

15 Fieldway, Blurton, ST3 2AN



- SUPERB RENOVATION OPPORTUNITY
- TWO RECEPTION ROOMS
- GARDENS, DRIVEWAY & GARAGE
- TRADITIONAL SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING
- POPULAR LOCATION IN BLURTON
- TWO DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM
- NO UPWARD CHAIN

PERFECT RENOVATION OPPORTUNITY WITH NO UPWARD CHAIN. Traditional semi-detached house offering two double bedrooms, two reception rooms, pretty rear garden, driveway and garage. Popular location with the suburb of Blurton, close to the A50, A500, M6 Jcn 15 & the Potteries Towns.

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ENTRANCE HALLWAY

Entrance into hallway with original black & white tiled floor. Door through to the lounge and stairs off to the first floor landing.

LOUNGE

4.19m x 3.58m (13'9" x 11'9")

A nicely proportioned room, which has been stripped back ready for modernisation. Central fireplace housing gas fire. Built-in window seat to the front bay, which has lovely views down the full length of the cul-de-sac and over the pretty front garden area. Doorway through to the rear reception room. Wall mounted radiator.

DINING ROOM

3.56m x 2.97m (11'8" x 9'9")

A second reception room with central fireplace and section of built-in storage units. Rear window overlooking the private rear garden. Wall mounted radiator. Doorway through to the kitchen.

KITCHEN

3.78m x 1.59m (12'5" x 5'3")

Step back in time to the kitchen, which has been lovingly maintained over the years, but is now ready for re-invention. Ceramic sink and drainer with mixer tap. Fitted base unit and wall-mounted shelf above. Tiled walls and floor. Useful under-stairs storage pantry. Doorway through to rear hallway and guest wc. Window overlooking the side driveway area of the property.

REAR HALLWAY & WC

1.02m x 1.59m (3'4" x 5'3")

Doorway through to the rear hallway, with access to guest wc and to the rear door, leading out to the side driveway of the house.

STAIRS AND LANDING

Staircase from the front entrance hallway up to the first floor landing, with door off to the two bedrooms and family bathroom.

BEDROOM ONE

4.62m x 3.76m (15'2" x 12'4")

Large double room with two window overlooking the front of the property, along the full length of the cul-de-sac. Built-in wardrobe area. Wall mounted radiator. A really spacious room that has an unusual angled entrance doorway off the landing - so much potential as a very attractive master bedroom.

BEDROOM TWO

3.56m x 3.52m (11'8" x 11'7")

A second double room with range of fitted wardrobes, wall mounted radiator, window overlooking the rear of the property. Again, this room has really excellent potential to modernise.

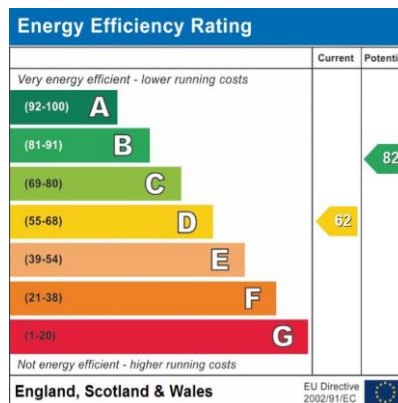
BATHROOM

2.96m x 1.57m (9'9" x 5'2")

A good sized bathroom, with bath having shower above, wash hand basin and wc. Large airing cupboard, wall mounted radiator. Frosted glass UPVC double glazed window. A functioning bathroom that offers excellent renovation potential.

OUTSIDE AREAS

The property is positioned on one of the best plots on Fieldway. At the very head of this quiet cul-de-sac, the house has open-views from the front along the street and onwards, particularly from the front master bedroom. The property occupies a corner plot, therefore having a larger garden area that can accommodate the single garage, as well as additional driveway parking. Whilst the garden areas do require attention, the potential is very clear, with opportunity to create more parking spaces and landscaping to best use the whole garden area, no doubt adding value.







Outbuildings

Approx. 15.2 sq. metres (163.6 sq. feet)



Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)

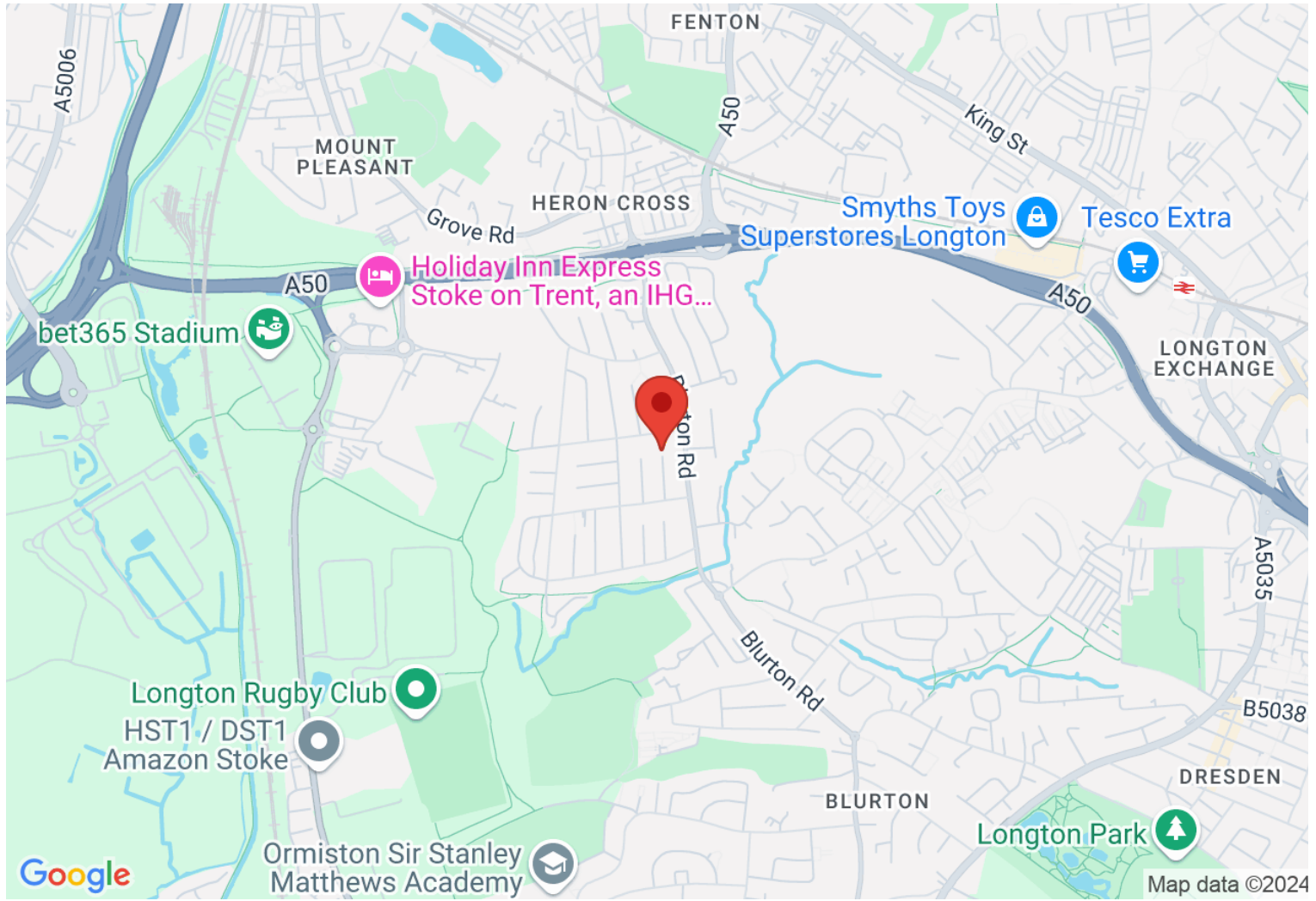


Total area: approx. 87.5 sq. metres (941.6 sq. feet)

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Plan produced using PlanUp.

Location: 15 Fieldway, ST3 2AN



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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