

**£275,000**

**1 Poplar Grove, Blurton**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- CARPORT/GARAGE
- NEW FITTED KITCHEN
- POPULAR LOCALITY
- VIEWING RECOMMENDED!

A generously proportioned and attractively presented family semi detached house that could have the answers to all your requirements! Spacious accommodation includes: Two reception rooms, new fitted kitchen and three bedrooms. Many features include conservatory, gas central heating and double glazing. There is a lovely enclosed garden to the rear. A driveway provides off road parking and leads to a large carport and detached garage. Viewing is absolutely essential to see exactly what this property has to offer.

# 1 Poplar Grove, Blurton

## PORCH

uPVC double glazing, tiled floor.

## HALLWAY

*14'2" x 7'11" (4.32m x 2.41m)*

uPVC door and panels, oak flooring, central heating radiator, under stairs store.

## DINING ROOM

*13'4" x 11'10" (4.06m x 3.61m)*

Oak flooring, uPVC double glazing, central heating radiator.

## LOUNGE

*14'11" x 11'10" (4.55m x 3.61m)*

Oak flooring, uPVC double glazing, central heating radiator, feature fireplace with log burner.

## CONSERVATORY

uPVC double glazing, tiled floor.

## KITCHEN

*7'10" x 14'6" narr to 10'10 (2.39m x 4.42m x 3.30m)*

Composite sink unit with cupboards below, base and wall storage units, working surfaces. Integrated four ring gas hob with electric oven and extractor. Central heating radiator, click laminate flooring, plumbing for washing machine, uPVC double glazing.

## REAR HALLWAY

uPVC door, tiled floor.

## GROUND FLOOR WC

Low level WC, central heating radiator, tiled floor.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and landing, uPVC double glazing.

### BEDROOM ONE

*13'4" x 11'10" (4.06m x 3.61m)*

Fitted carpet, central heating radiator, uPVC double glazing. Access to loft via retractable ladder. The loft is boarded with lighting.

### BEDROOM TWO

*14'11" x 11'9" (4.55m x 3.58m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### BEDROOM THREE

*10'11" x 7'10" (3.33m x 2.39m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## BATHROOM

*7'10" x 5'8" (2.39m x 1.73m)*

Panelled bath with shower over and screen, wash hand basin, central heating radiator, vinyl flooring, uPVC double glazing. Airing cupboard housing combi boiler.

## SEPARATE WC

Low level WC, vinyl flooring, central heating radiator, uPVC double glazing.

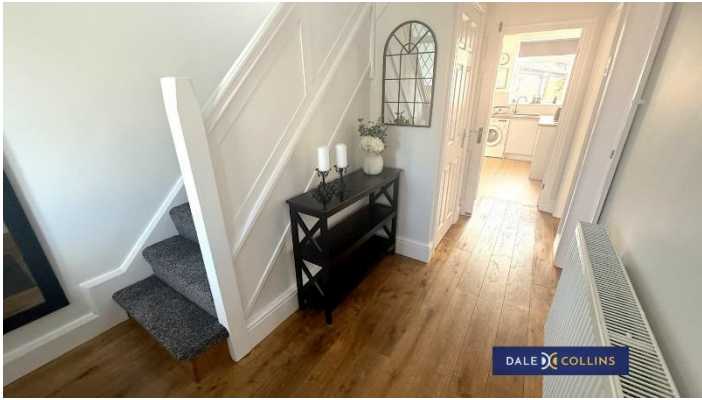
## EXTERNALLY

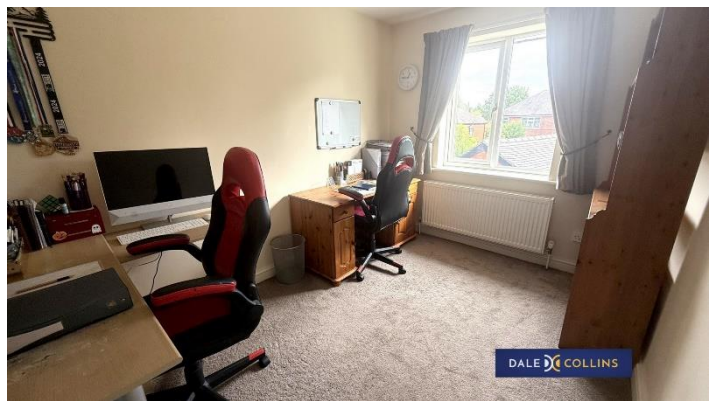
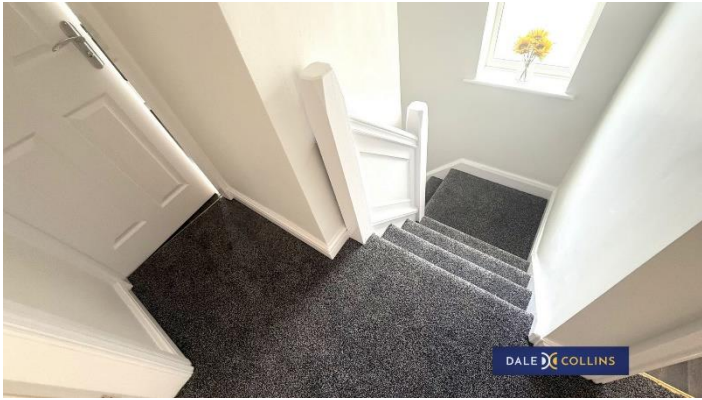
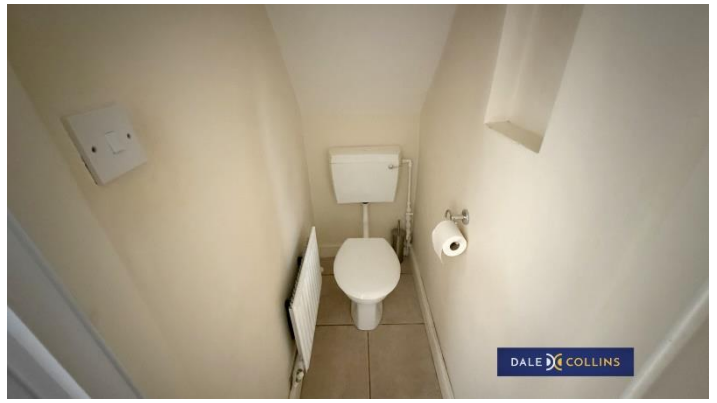
Brick block driveway providing ample off road parking leading to a large carport and detached garage. The lovely rear garden features brick blocked paved seating area, lawn borders and a porcelain paved patio area. There is also a uPVC lean-to greenhouse.

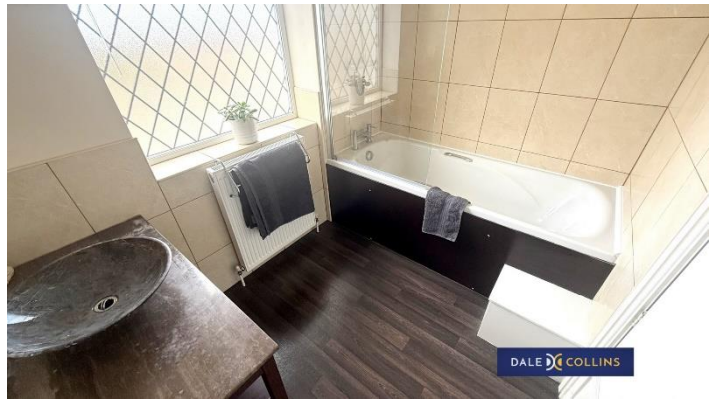
## GARAGE

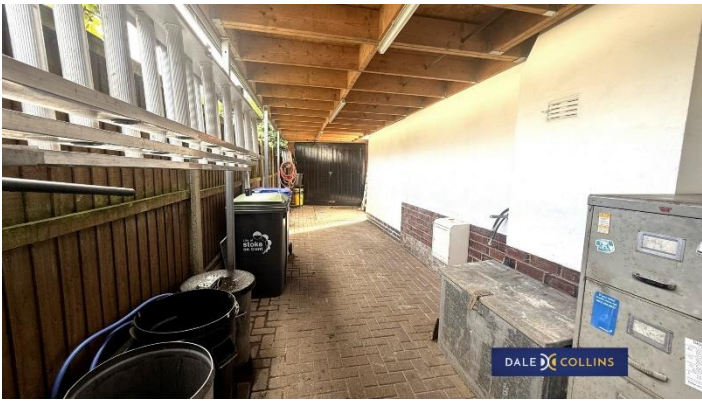
*20'8" x 10'0" (6.30m x 3.05m)*

Power and lighting.









**Location: ST3 3AB**



**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

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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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