

**£245,000**

**17 Gwenys Crescent, Blurton**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LARGE DRIVEWAY
- DETACHED GARAGE
- GOOD LOCATION
- SPACIOUS ACCOMMODATION
- VIEWING ESSENTIAL!

A wonderful semi detached house which could be exactly what you have been waiting for! A superbly presented home with generously proportioned accommodation having many impressive features. Benefits from gas central heating, double glazing and three bedrooms. Car owners will be pleased to note that there is a large driveway providing ample off road parking for several vehicles and space for a caravan that leads to a detached garage. Located in a very desirable residential neighbourhood.

# 17 Gwenys Crescent, Blurton

## PORCH

uPVC door.

## HALLWAY

Original floorboards, central heating radiator

## GROUND FLOOR WC

Low level WC, wash hand basin, uPVC double glazing.

## LOUNGE/DINER

LOUNGE AREA: 10'7 x 11'5 (3.23m x 3.48m)  
Fitted carpet, uPVC bay window, fireplace with log burner. DINING AREA: 11'3 x 11'5 (3.43m x 3.48m) Fitted carpet, double glazing.

## KITCHEN

*14'8" max x 6'10" (4.47m x 2.08m)*

Ceramic sink with cupboards below, base and wall storage units, working surfaces. Integrated five ring gas hob with electric double oven. Plumbing for washing machine, tiled floor, uPVC double glazing, sky lights.

## LANDING

Fitted carpet, double glazing.

## BATHROOM/WC

*6'10" x 6'9" (2.08m x 2.06m)*

Spa bath with shower over, low level WC, vanity wash hand basin, double glazing, central heating radiator, vinyl flooring.

## BEDROOM ONE

*13'1" into bay x 9'5" to robes (3.99m x 2.87m)*

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

## BEDROOM TWO

*11'4" x 9'9" to robes (3.45m x 2.97m)*

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

## BEDROOM THREE

*7'2" x 6'11" (2.18m x 2.11m)*

Fitted carpet, central heating radiator, double glazing. Access to loft which is part boarded and has lighting. The combi boiler is located in the loft.

## EXTERNALLY

Brick block driveway provides ample off road parking for several vehicles including space for a caravan. The driveway leads to the detached garage and lovely enclosed rear garden. The rear garden features paved patio, lawn, borders, shed and external cold water supply.

## GARAGE & STORE

*17'5" x 15'6" (5.31m x 4.72m x 3.02 x 1.78)*

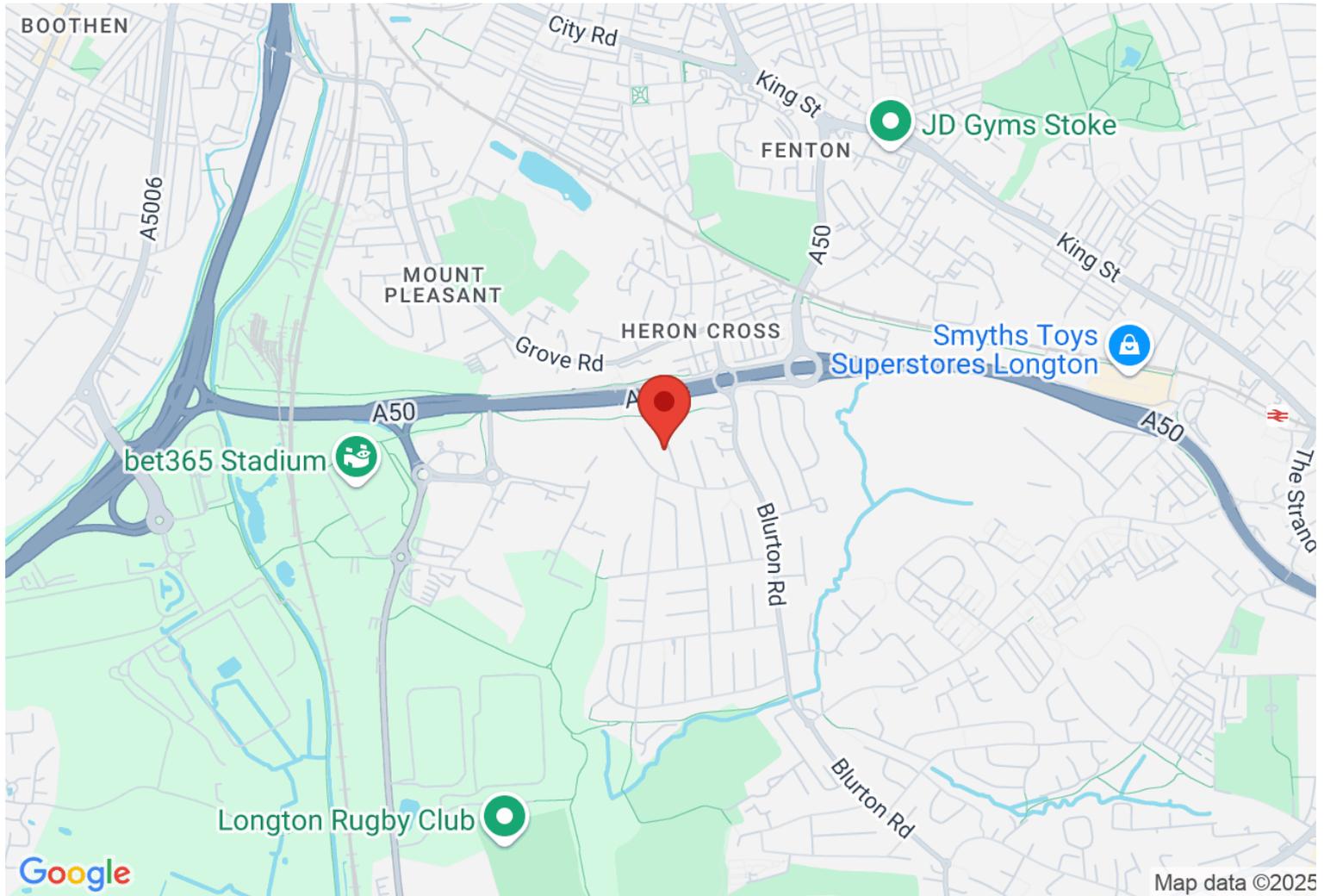
The garage has power and lighting.







**Location: ST3 2DB**



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

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