

**£225,000**

**38 Keble Way, Blurton**



- EXTENDED SEMI DETACHED HOUSE
- SOUGHT AFTER LOCALITY
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- LOVELY PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- NO UPWARD CHAIN!
- VIEWING A MUST!

Properties on this much sought after development always prove to be very popular and this one will be no exception! This extended semi detached home boasts a host of impressive features to include; Ground floor WC, lounge, kitchen/dining room, three bedrooms and shower room/WC. Benefits from gas central heating and uPVC double glazing. Car owners will be pleased to note there is a driveway to provide ample off road parking that leads to an attached garage. There is a pleasant enclosed garden to the rear. Viewing is absolutely essential to appreciate what this property has to offer!

# 38 Keble Way, Blurton

## HALLWAY

Karndean flooring, uPVC door, central heating radiator.

## GROUND FLOOR WC

Low level WC, wash hand basin, double glazing, central heating radiator, tiled floor.

## LOUNGE

*17'10" x 15'2" max (5.44m x 4.62m)*

Fitted carpet, central heating radiator, uPVC double glazing, fireplace with electric fire.

## KITCHEN

*11'8" x 9'0" (3.56m x 2.74m)*

Sink unit with cupboards below, base and wall storage units, working surfaces. Integrated gas hob with electric oven and extractor. Integrated fridge, freezer and washing machine. Tiling to floor, uPVC double glazing.

## DINING AREA

*15'5" x 8'7" (4.70m x 2.62m)*

Tiling to floor, central heating radiator, uPVC French doors to rear garden.

## FIRST FLOOR

### LANDING

Fitted carpet, central heating radiator. Access to loft, the loft is part boarded and houses the combi boiler.

### BEDROOM ONE

*12'0" x 9'8" (3.66m x 2.95m)*

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

### BEDROOM TWO

*9'9" to robes x 10'5" (2.97m x 3.18m)*

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

### BEDROOM THREE

*8'8" x 7'11" (2.64m x 2.41m)*

Fitted carpet, central heating radiator, uPVC double glazing.

### SHOWER ROOM/WC

*7'6" x 6'5" (2.29m x 1.96m)*

Shower cubicle, vanity wash hand basin with extra storage, low level WC, central heating towel radiator, uPVC double glazing, tiling to walls and floor.

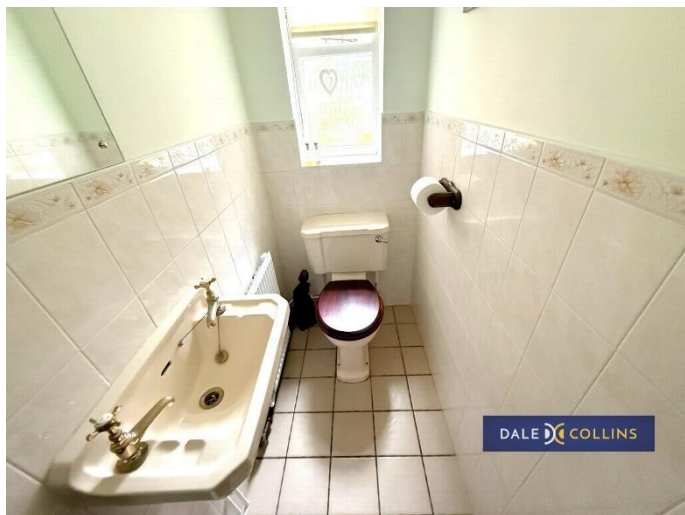
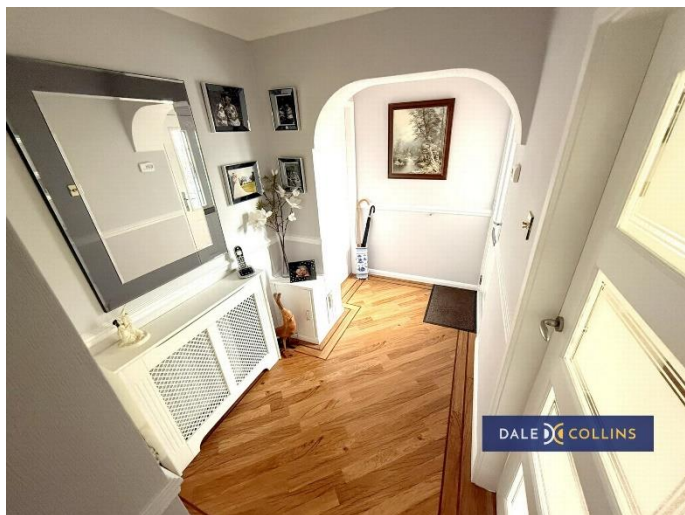
### EXTERNALLY

Front garden adjoined by driveway providing off road parking and leading to an attached garage. Enclosed garden to the rear featuring paved patio, lawns, with an additional wild flower garden beyond.

### GARAGE

*19'9" x 7'11" (6.02m x 2.41m)*

Up and over door, power and lighting.









**Location: ST3 2EY**



**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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