

FOR SALE



Critchlow Grove, Blurton

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000


MARTIN&CO



- Situated In A Quiet, & Peaceful, Residential Cul-de-Sac
- Green Spaces Moments Away
- Close To Local Shops & Amenities
- Excellent Commuter Links
- Offered With No Chain

OVERVIEW

Martin & Co Macclesfield are thrilled to welcome to the sales market this well-proportioned, 3-bed, family home in Blurton, Stoke-on-Trent.

Finding itself perfectly placed for easy access to local shops and amenities, The Royal Stoke Hospital, the A500 and A50, good schools and wonderful green spaces and parks, this substantial property would be a good option for laying down some serious routes for you and your family.

The property briefly consists of an entrance hall, huge lounge/diner, kitchen/breakfast room, utility room, and WC on the ground floor. Moving upstairs, there are three double bedrooms and a bathroom.

Externally, there is a large, enclosed garden to the rear, and a large driveway to the front.

Be sure to read on to discover what each room has to offer, take another look at the photographs, study the floor plans, and get in touch to get that all important viewing booked.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



ENTRANCE HALL 6' 0" x 3' 3" (1.85m x 1.00m)

LOUNGE/DINER 19' 7" x 10' 5" (5.98m x 3.18m)

The large lounge/diner boasts dual aspect windows, a feature electric fireplace, and laminate flooring underfoot.

KITCHEN/BREAKFAST ROOM 11' 5" x 11' 3" (3.48m x 3.44m)

A lovely kitchen with well-appointed kitchen cabinets. Integrated within is a gas hob, electric oven, fridge, freezer, and a sink/drain. There is also a handy breakfast bar to enjoy your tea and toast.

UTILITY ROOM 8' 0" x 4' 9" (2.45m x 1.45m)

A good-sized utility room with plumbing for your washing machine and some more useful worktop space.

WC 4' 5" x 2' 4" (1.35m x 0.72m)

Features a corner sink and toilet.

BEDROOM ONE 13' 9" x 11' 5" (4.20m x 3.49m)

A large, double bedroom.

BEDROOM TWO 10' 8" x 10' 5" (3.26m x 3.19m)

Another double bedroom.



BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.65m)

The final double bedroom.

BATHROOM 7' 7" x 5' 6" (2.32m x 1.70m)

Boasts a toilet, wash basin and bath with an electric shower.

REAR GARDEN

A huge rear garden with a patio space adjacent to the property and an extensive lawn space with shed.

DRIVEWAY

Can accommodate three vehicles.

OTHER POINT OF NOTE

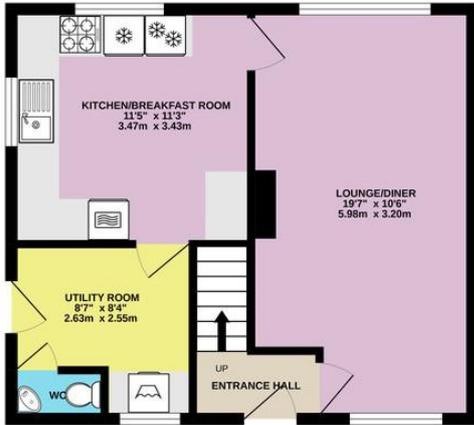
Benefits From Gas Central Heating
Double Glazed Throughout

SUMMARY

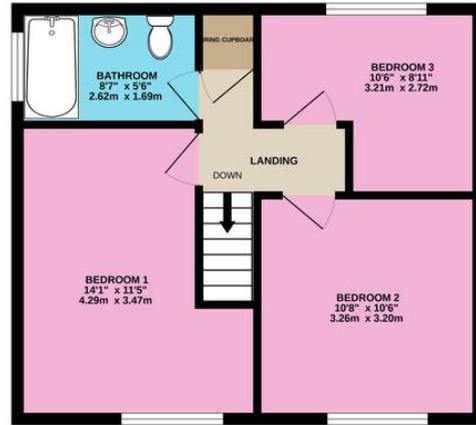
A substantial and sturdy property that can offer its new occupants lots of living space, a large, enclosed garden and off-road parking. What more do you need? Come and take a look...



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



3-BED, SEMI-DETACHED PROPERTY

TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.