

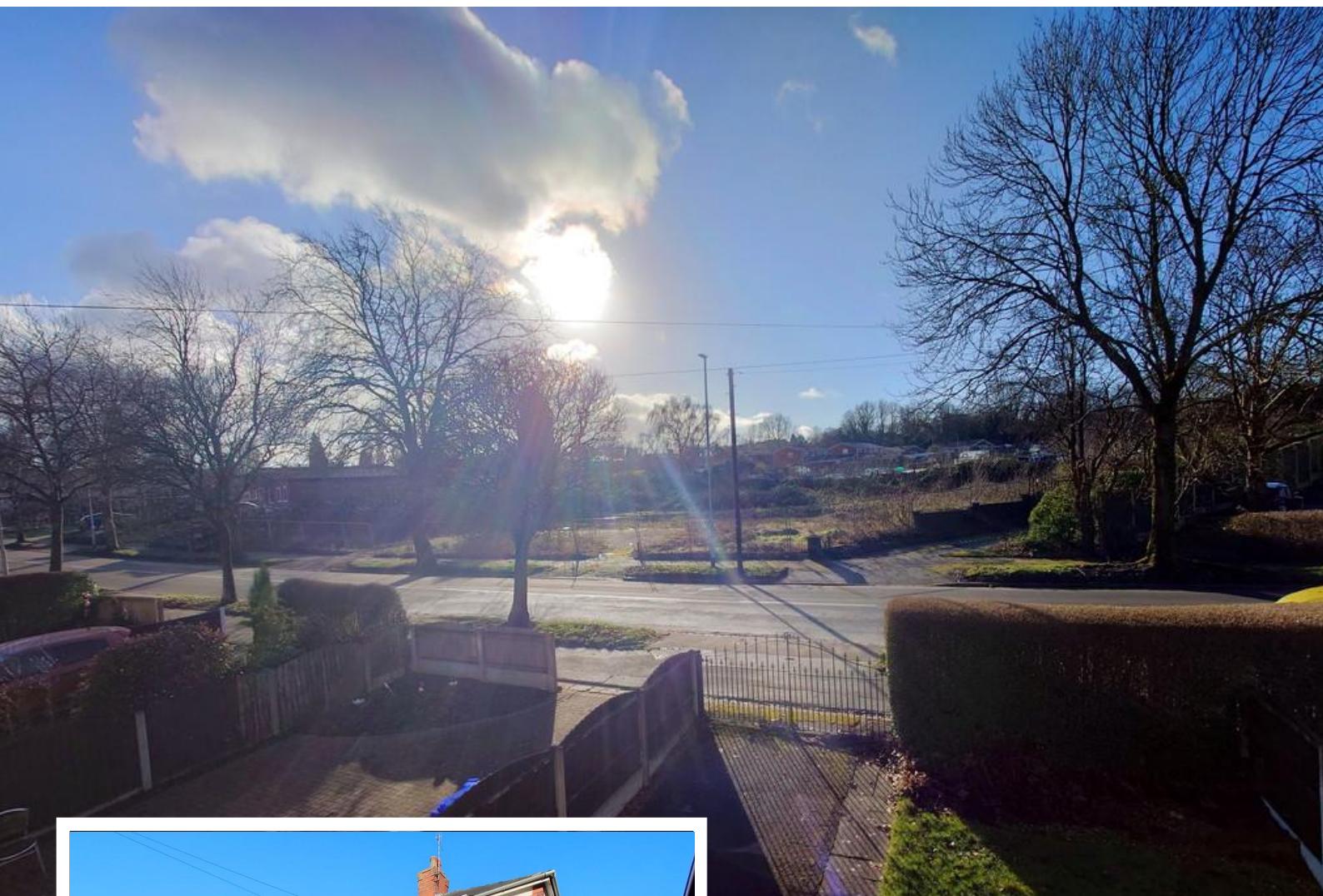


## Drubbery Lane

Blurton, ST3 4BH

- A SEMI DETACHED HOUSE
- NO CHAIN
- £135,000
- REQUIRING FULL REFURBISHMENT
- LOUNGE/ DINING ROOM
- HUGE POTENTIAL TO IMPROVE
- DRIVEWAY, OUTBUILDING/WORKSHOP
- TWO BEDROOMS
- SOUGHT AFTER LOCATION





## Property Description

### INTRO

A RENOVATION PROJECT with huge potential to make your own stamp! With NO CHAIN, TWO BEDROOMS and set in a sought after location - The property comprises entrance porch and hall, lounge with an open arch to a dining room, kitchen with useful pantry, and a door into an outbuilding/workshop. To the first floor are the bedrooms, and a bathroom. UPVC double glazing and gas central heating from a Worcester Bosch boiler. Externally is a gated driveway with front garden, and a paved rear yard. Please be advised the property is in need of refurbishment, and priced accordingly.

### DIRECTIONS

Please use postcode for Sat Nav/ Google maps ST3 4BH - From Blurton Road, proceed left into Drubbery Lane, where the property can be found on the left hand side as identified by our For Sale sign.

### ACCOMMODATION





#### ENTRANCE PORCH

UPVC front access door and windows. Tiled floor. Timber door to:

#### ENTRANCE HALL

Stairs to the first floor. Radiator. Dated electric consumer unit. Door to:

#### LOUNGE

12' 11" x 11' 1" (3.94m x 3.38m)

Window to the front, radiator. Gas fire. Coving to the ceiling. Open arch to:

#### DINING ROOM

10' 11" x 8' 8" (3.33m x 2.64m)

Window to the rear, radiator. Wall mounted Worcester gas condenser boiler.

#### KITCHEN

10' 10" x 5' 4" (3.3m x 1.63 m)

A suite requiring modernisation (with the option of knocking through to the dining room to make an open kitchen/diner. Window to the side. Single drainer sink unit. Base and wall mounted cupboards, worksurfaces. Bosch washing machine. Small fridge. Free standing gas cooker. Window to the side. Door to useful pantry. Door to:



#### OUTBUILDING/WORKSHOP

17' 2" x 6' (5.23m x 1.83m)

UPVC double opening front doors to the drive. Timber door to the rear. Perspex roof.

#### FIRST FLOOR LANDING

Window to the side. Central heating thermostat. Access to the loft, via a pull down ladder.



#### BEDROOM ONE

13' 7" x 9' 5.23" (4.14m x 2.87 m)

Window to the front, radiator. Fitted wardrobes. Door to walk in wardrobe/store area, with having a timber small window to the front and Polystyrene ceiling/walls.



#### BEDROOM TWO

10' 9" x 8' 1" (3.28m x 2.46 m)

Window to the rear, radiator. Small fitted cupboard.

#### BATHROOM

7' 6" x 5' 11" (2.29m x 1.8 m)

A suite with panelled blue bath and matching wash hand basin! Low level W.C. Tiled and wood panelled walls. Frosted window to the rear. Cupboard housing immersion cylinder tank. Polystyrene ceiling.



#### EXTERNALLY

#### FRONT

The property is set back from the main road, with a gated access and shrubs. Laid to lawn garden. Fencing. A tarmac driveway provides parking.

#### REAR

A paved rear patio yard, enclosed by fencing.

#### VIEWING ARRANGEMENTS

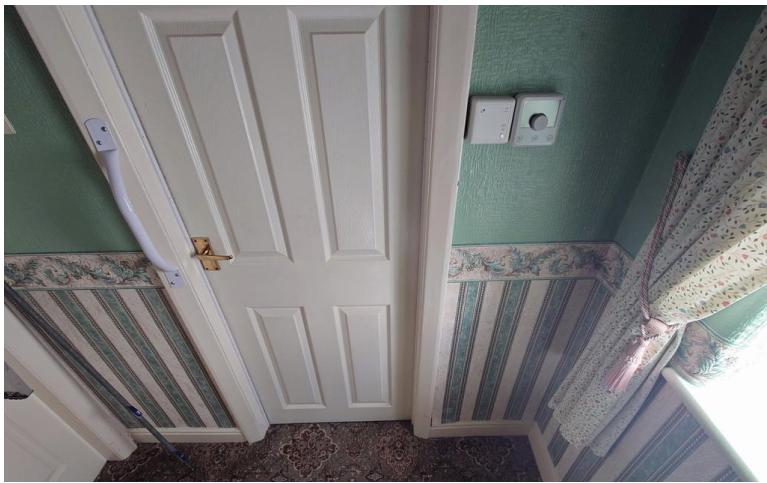
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



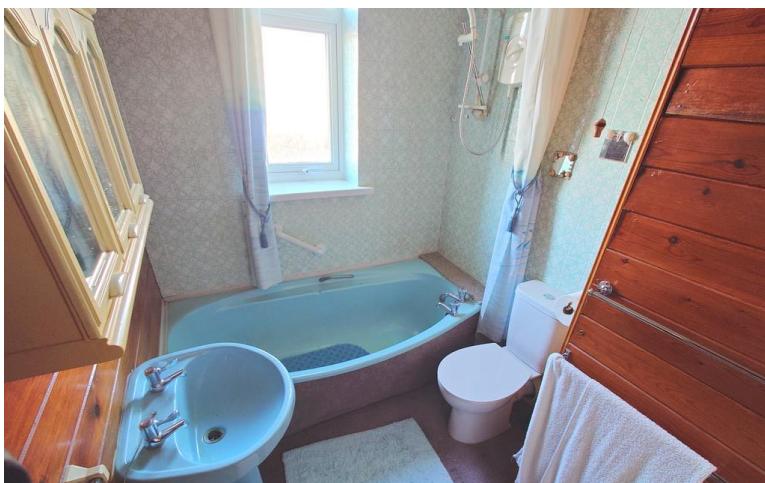
#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 56D Potential: 78C







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

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