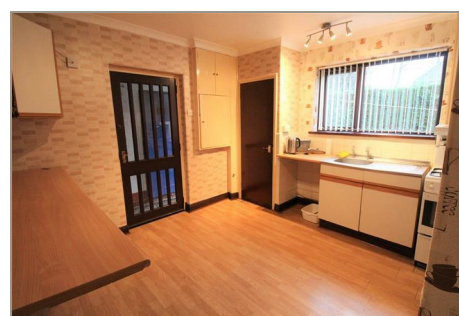
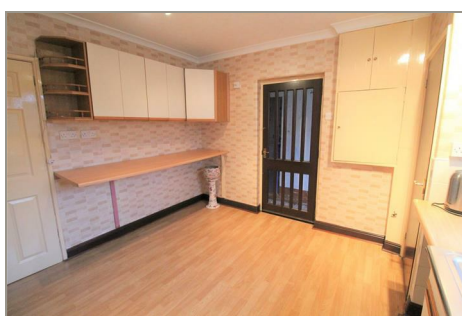




61 Meaford Drive

Blurton, Blurton, ST3 2BB

A house is made of walls and beams; a home is built with love and dreams...well dream away and imagine building a home to call your own, in this spacious, semi-detached property. Boasting a large lounge, three bedrooms, generous sized kitchen and family bathroom, it just needs you to put your stamp on it. Externally, there is ample off road parking, low maintenance front and rear gardens and a detached garage. Make this home one to call your own and don't delay, call us today.

Asking price £109,950

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- SEMI DETACHED PROPERTY
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- LARGE LOUNGE AREA
- LOW MAINTENANCE REAR GARDEN
- NO UPWARD CHAIN
- DETACHED GARAGE

GROUND FLOOR

Entrance Hall

Double glazed door to the front aspect and double glazed window to the front aspect. Stairs leading to the first floor.

Lounge

19'3" x 13'0" (5.88 x 3.97)
Double glazed window to the front aspect and double glazed patio doors to the rear aspect. Wall mounted electric fire place and radiator.

Kitchen

Double glazed window to the rear aspect and door leading to outer porch. Fitted with a range of wall and based storage units with inset stainless steel sink and drainer. Work surfaces and space for gas cooker. Plumbing for washing machine and space for fridge/freezer. Radiator and door leading to pantry cupboard.

FIRST FLOOR

Landing

Double glazed window to the front aspect. Loft access and storage cupboard housing combi boiler.

Bedroom One

12'11" x 11'3" (3.96 x 3.43)
Double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Two

11'6" x 8'7" (3.51 x 2.63)
Double glazed window to the rear aspect. Fitted wardrobes and radiator.

Bedroom Three

9'10" x 7'0" (3.02 x 2.15)
Double glazed window to the front aspect. Fitted wardrobes and radiator.

Bathroom

6'5" x 5'6" (1.98 x 1.69)
Double glazed window to the

side aspect. Fitted with suite compromising. Bath and overhead shower. Vanity wash and basin and low level W.C. Partly tiled walls.

EXTERIOR

Outer Porch

Doors to front and rear aspect. Two brick built storage units. Low level W.C.

Garage

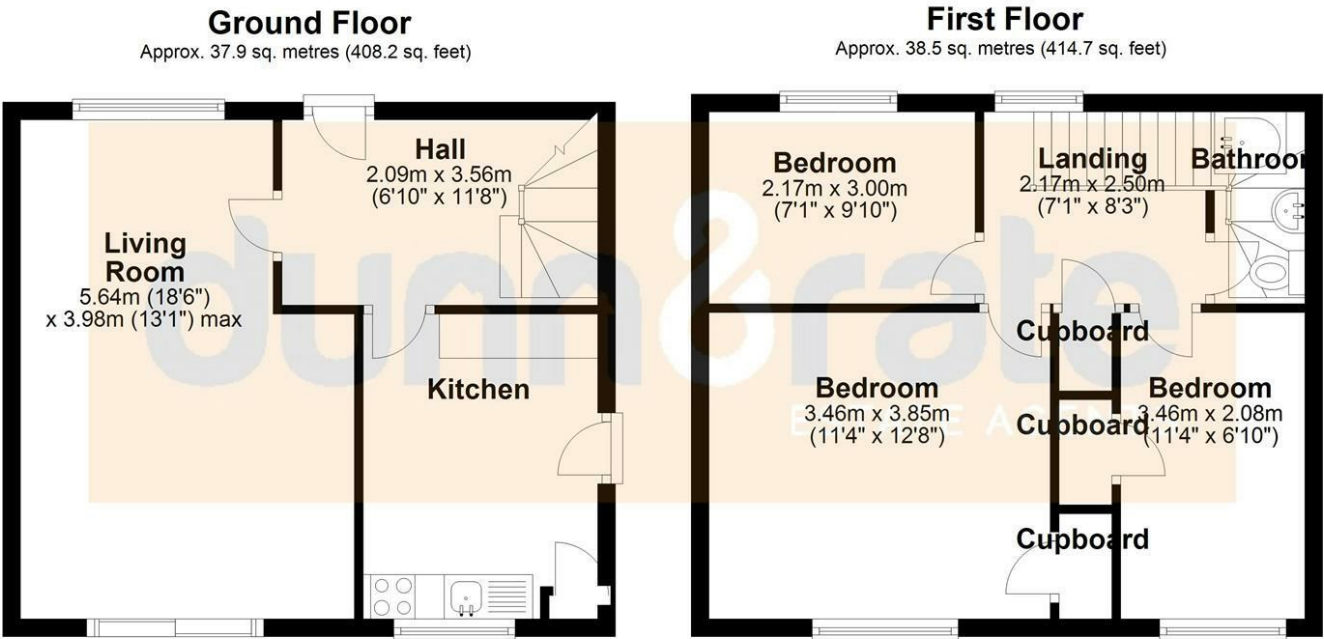
Up and over door to the front aspect. Power and light.

Gardens

To the front of the property there are steps leading to the entrance. Driveway to the side. Mature shrubs and flowerbeds. To the rear of the property there is a low maintenance paved patio and lawned area with mature hedge borders.



Floor Plan



Total area: approx. 76.4 sq. metres (822.9 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

