



21 Ladybank Grove

Blurton, Stoke-On-Trent, ST3 3JB

In the words of Tom Jones, 'She's a LADY! Whoa whoa whoa, she's a LADY and that LADY is mine' Well make sure you grab hold of this LADY and make her yours for the keeping. As this spacious semi detached property on LADYbank Grove, is priced to sell. Ever wanted a property you could literally make your own, start a fresh, design it how you want. If you do, don't miss out on this opportunity. Boasting a lounge, dining room, kitchen, three bedrooms and family bathroom. Externally there is off road parking and to the rear the garden is lawned. Sold with no upward chain, she will be all you ever want, the kind you would like to flaunt.... she's a LADY! and that LADY could be yours!!! Call to book a viewing today.

Offers in the region of £98,000

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- GOOD SIZED SEMI DETACHED PROPERTY
- LARGE LOUNGE
- OFF ROAD PARKING
- KITCHEN
- THREE BEDROOMS
- LARGE REAR GARDEN
- DINING ROOM
- BATHROOM
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

16'2" x 10'5" (4.94 x 3.19)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Storage cupboard housing hot water Radiator.

Dining Room

8'2" x 8'0" (2.50 x 2.44)

Double glazed patio doors lead to the rear aspect.

Kitchen

11'5" x 11'2" (3.48 x 3.41)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units, inset stainless

steel sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated gas oven with electric hob and cooker hood above. Under stairs storage cupboard and radiator.

FIRST FLOOR

First Floor Landing

Storage cupboard housing hot water cylinder. Loft access hatch.

Bedroom One

13'6" x 11'6" (4.12 x 3.53)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

10'4" x 10'4" (3.17 x 3.15)

A double window overlooks the front aspect. Radiator.

Bedroom Three

10'4" x 8'10" (3.16 x 2.70)

A double glazed window overlooks the front aspect. Radiator.

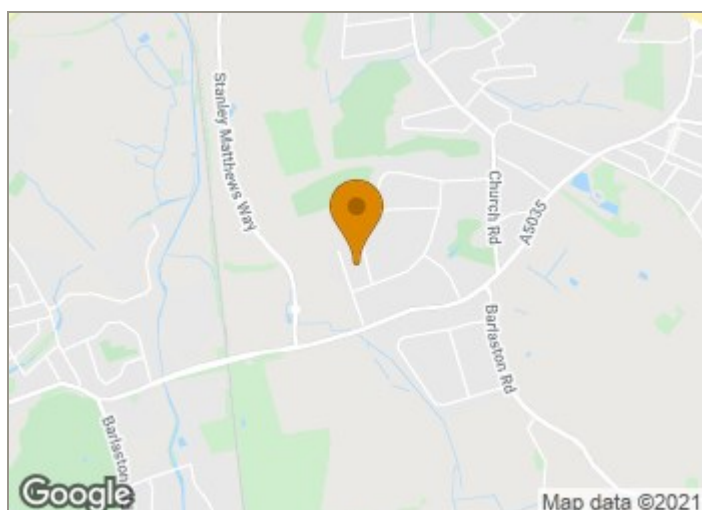
Bathroom

7'10" x 5'8" (2.39 x 1.73)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and radiator.

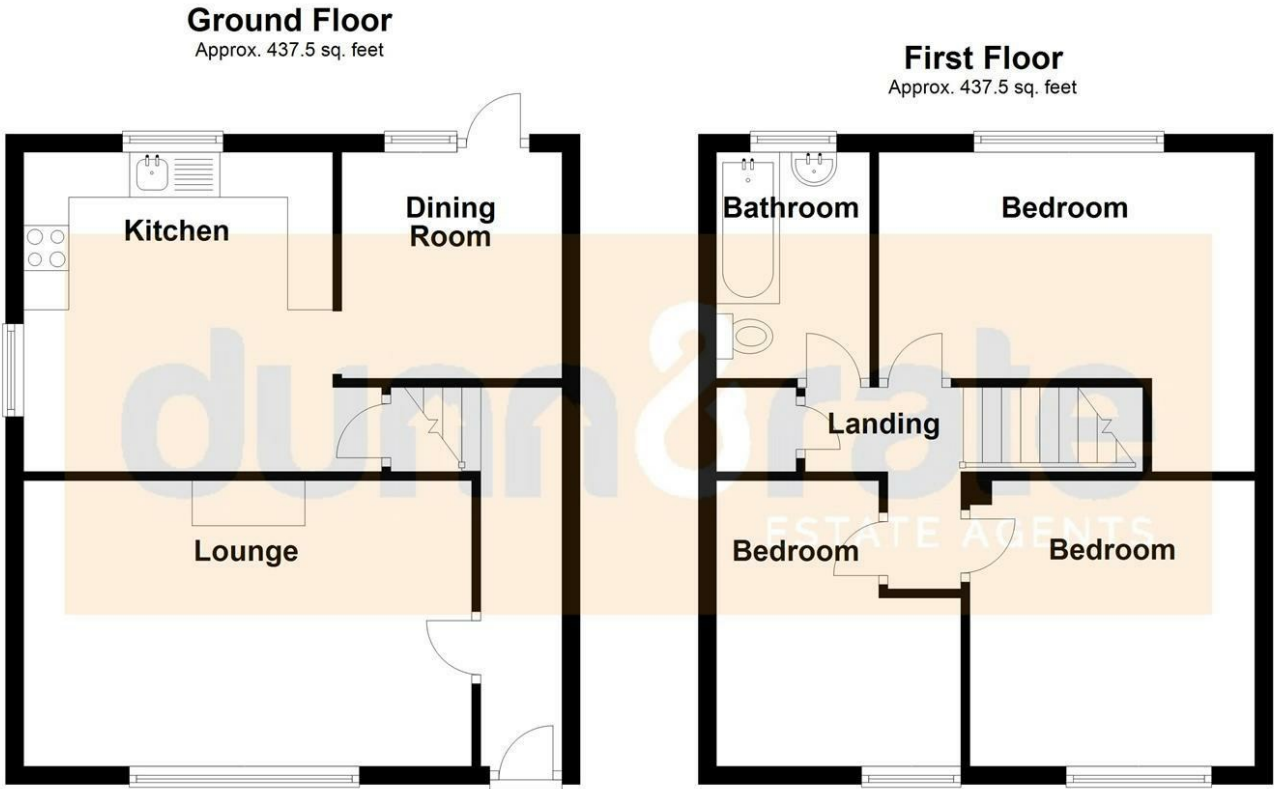
EXTERIOR

To the front there is a block paved driveway and lawned area. To the rear there is a lawned area and paved patio.





Floor Plan



Total area: approx. 874.9 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.

