

## 53 Allendale Walk, Blurton, Stoke-On-Trent, Staffs, ST3 3HL



**Freehold £159,950**



Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi detached home situated in this popular Blurton location which provides ease of access to local shops, schools and amenities as well as offering good road links to the A50. This home offers the modern day comforts of double glazing along with gas combination central heating and in brief the accommodation comprises of storm porch, entrance hall, lounge, dining room, fitted kitchen, downstairs WC and to the first floor are three generous sized bedrooms along with a first floor wet room. Externally the property offers gardens to front and rear along with off road parking. We can also confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

### STORM PORCH

With part panel, part frosted glazed front access door with inset lead pattern with frosted glazed panels to the sides with inset lead pattern, ceramic tiled flooring, enclosed light fitting and part panel, part glazed door leads off to;

### ENTRANCE HALL

With double glazed frosted window to the side with inset lead pattern, coving to ceiling, pendant light fitting, vinyl cushion flooring, double panelled radiator, power points, Virgin Media connection point (subject to usual transfer regulations), door to under-stairs storage, stairs to first floor landing and door leading off to:



### LOUNGE 4.55m x 3.68m (14'11" x 12'1")

With double glazed bay window to the front with inset lead pattern, coving to ceiling, pendant light fitting, double panelled radiator, feature fire surround with ceramic tiled hearth and inset, modern living flame coal-effect gas fire, power points and TV aerial lead.



**DINING ROOM**

With double glazed window to the rear with inset lead pattern, coving to ceiling, pendant light fitting, built-in electricity meter cupboard, double panelled radiator, vinyl cushion flooring, door to built-in pantry with additional storage space, power points and access leading to:



**FITTED KITCHEN 3.45m x 3.28m reducing to 2.67m (11'4" x 10'9" reducing to 8'9")**

With double glazed window to rear with inset lead pattern, coving to ceiling, four-lamp light fitting, double panelled radiator, BT telephone extension, a range of base and wall-mounted textured storage cupboards providing ample domestic cupboard and drawer space, woodblock work surface with built-in bowl and a half stainless steel sink unit with mixer tap above, built-in four-ring gas hob unit with extractor hood above, built-in Indesit oven with grill, plumbing for automatic washing machine, vinyl cushion flooring, space for fridge/freezer and power points.



**SIDE ENTRY**

With part panel, part glazed access doors to front and rear aspects, frosted glazed window to front and doors to rooms including:



**BUILT IN STORE 2.54m x 1.63m (8'4" x 5'4")**

With pendant light fitting, frosted glazed window and ample domestic storage space.

**DOWNSTAIRS WC 1.63m x 0.86m (5'4" x 2'10")**

With frosted glazed window to rear, pendant light fitting and low-level WC.



**FIRST FLOOR LANDING**

With frosted glazed window to the side with inset lead pattern, coving to ceiling, access to loft space, smoke alarm, door to built-in boiler cupboard housing a Worcester gas combination boiler providing domestic hot water and central heating systems. Doors to rooms including;



**BEDROOM ONE (FRONT) 3.94m x 3.30m (12'11" x 10'10")**

With double glazed window to front with inset lead pattern, coving to ceiling, two pendant light fittings, panelled radiator and power points.





**BEDROOM TWO (REAR) 3.28m x 3.07m (10'9" x 10'1")**

With double glazed window to rear with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator, power points and built-in wardrobe providing ample domestic hanging and storage space.



**BEDROOM THREE (FRONT) 2.92m maximum x 2.21m (9'7" maximum x 7'3")**

With double glazed window to front with inset lead pattern, coving to ceiling, pendant light fitting, panelled radiator and power points.



**WET ROOM 1.98m x 1.60m (6'6" x 5'3")**

With double glazed frosted window to the side with inset lead pattern, enclosed light fitting, a white suite comprising low-level WC, wall-mounted sink unit, walk-in shower area with Triton T80 electric shower, wet room flooring and chrome towel radiator.



**EXTERNALLY**

**FORE GARDEN**

With mature hedges to border, a paved area provides off-road parking, mature shrubs and access alongside the property via the entry to;

## REAR GARDEN

Bounded by concrete posts and timber fencing, a paved patio and sitting area, lawn section with mature shrubs and plants to borders and a garden greenhouse.



## COUNCIL TAX

Band 'A' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

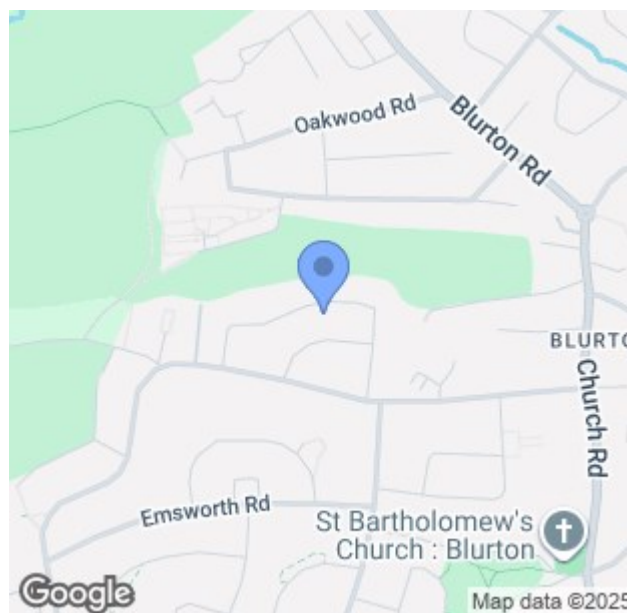


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

