

4 Kearsley Way, Blurton, Stoke-On-Trent, Staffs, ST3 3JA



Freehold £174,950

Bob Gutteridge Estate Agents are delighted to present this attractive semi-detached home, positioned on a desirable corner plot within the ever-popular area of Blurton, offering convenient access to local shops, schools, and amenities, as well as excellent road links to the A50. Designed with modern living in mind, the property benefits from Upvc double glazing and gas combination central heating, providing comfort and efficiency throughout. The accommodation is both well-proportioned and practical, briefly comprising: entrance hall, a welcoming lounge, and a fitted kitchen/dining room ideal for both everyday family life and entertaining. Additional ground floor features include a useful utility room and a downstairs WC. To the first floor, the home continues to impress with three generously sized bedrooms and a family bathroom. Externally, the property enjoys a generous plot with gardens to the front, side, and rear—offering excellent outdoor space for relaxing or socialising. A detached sectional garage and double-width driveway provide ample off-road parking.

This is a fantastic opportunity to acquire a well-rounded family home in a sought-after location, and viewings are now available.

ENTRANCE HALL 4.27m x 0.89m (14'0" x 2'11")

With Upvc double glazed frosted front access door, pendant light fitting, smoke alarm, single panelled radiator, wood laminate flooring, fitted alarm system, stairs to first floor, power points and door leading off to;



LOUNGE 4.93m x 4.17m (16'2" x 13'8")

With Upvc double glazed bay window to front, pendant light fitting, coving to ceiling, double panelled radiator, feature hearth with gas fireplace, wood laminate flooring, built-in meter cupboard housing gas meter, Virgin Media connection points subject to usual transfer regulations, TV aerial connection point, power points and door leading off to;



FITTED KITCHEN / DINER 3.89m x 3.51m (12'9" x 11'6")

With Upvc double glazed windows to side and rear aspects, enclosed light fitting, coving to ceiling, double panelled radiator, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge worktop, built-in bowl and a half stainless steel sink unit with mixer tap above, fitted Belling four ring induction hob, built-in dual compartment Belling electric fan oven, integrated fridge/freezer, power points, and door leading off to;



UTILITY ROOM 2.34m x 2.64m (7'8" x 8'8")

With Upvc double glazed frosted rear access door, Upvc double glazed window to rear, pendant light fitting, vinyl cushion flooring, space for automatic washing machine, space for condenser dryer, a range of base mounted storage cupboards providing ample domestic storage space, power points and door leading off to;



GROUND FLOOR WC 1.32m x 0.74m (4'4" x 2'5")

With Upvc double glazed frosted window to rear, pendant light fitting, wall mounted storage cupboard, low level dual flush WC and hand wash basin.



FIRST FLOOR LANDING

With pendant light fitting, smoke alarm, loft access, door to airing cupboard housing a gas combination boiler providing the domestic hot water and heating systems and doors leading off to;

BEDROOM ONE (REAR) 4.19m x 2.54m (13'9" x 8'4")

With Upvc double glazed window to rear, pendant light fitting, double panelled radiator, wood laminate flooring, built-in wardrobe providing ample domestic storage space and power points.



BEDROOM TWO (FRONT) 3.23m x 3.18m (10'7" x 10'5")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



BEDROOM THREE (FRONT) 3.18m x 2.59m (10'5" x 8'6")

With Upvc double glazed window to front, pendant light fitting, single panelled radiator and power points.



FIRST FLOOR BATHROOM 2.49m x 1.63m (8'2" x 5'4")

With Upvc double glazed frosted window to rear, enclosed light fitting, single panelled radiator, a white suite comprising low level WC, vanity sink unit with monobloc mixer tap above, panelled bath unit with Triton T80 electric shower unit above, walls fully tiled in ceramic tiling and vinyl cushion flooring.



EXTERNALLY

FORE GARDEN

Bounded by concrete posts, timber fencing, and mature border hedges, with a generous lawn, stone chippings, timber side access gate, and driveway parking for up to 4 vehicles.



ENCLOSED SIDE GARDEN

Bounded by mature border hedges with generous lawn space.



ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing with stone flag paving and patio area providing ample domestic patio and sitting space, mature garden shrubbery, generous lawn, timber front access gate, metal gate providing access to side garden, and access to;



DETACHED CONCRETE SECTIONAL GARAGE

With timber side access door, metal up and over front access door, light fitting, and power points.

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.

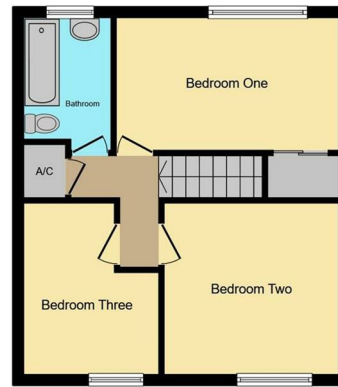
VIEWING

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

4, Kearsley Way, Stoke-On-Trent, ST3 3JA, GB



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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