



# ESTATE AGENTS

*... the key to a successful move*



**Emsworth Road, Blurton, Stoke-On-Trent, ST3 3EN**

**Offers in the  
region of  
£165,000**

\* SEE VIRTUAL TOUR

\* EXCELLENT FAMILY HOME

\* TASTEFULLY UPDATED THROUGHOUT

\* POPULAR RESIDENTIAL LOCATION

\* EASY ACCESS TO TRENTAM GARDENS

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Emsworth Road, Blurton, Stoke-On-Trent, ST3 3EN

## ACCOMMODATION

### DESCRIPTION

See Virtual Tour

Ideally suitable as a family home. This is a fantastic three bedroom Semi-Detached House that has been tastefully updated and well maintained by the current owner. Situated in a popular residential location with easy access to the popular Trentham gardens shopping village and only a few minutes drive from the market town of Newcastle under Lyme and the ever expanding Festival & Wolstanton Retail Parks. The property has the additional benefits of being within walking distance of local schools, bus routes with access to the A34 providing excellent commuting links across the city and further afield via the A500 and the M6 motorway.

The accommodation offers a good sized entrance hallway with a door leading into a lounge with tasteful decor an imposing double glazed bay window with a front aspect providing plenty of light, further down the hallway you enter the open plan kitchen and dining space, here you will find white high gloss finished fitted kitchen with a built in oven, hob and extractor, space for a dining table and a separate utility area. Moving back along the hallway there are stairs that lead to the first floor where you will find a spacious landing area with access to three reasonably sized bedrooms and a recently refitted family bathroom.

Outside there is garden space to three sides with the drive to the front providing ample off road parking, a patio area to the side and a rear garden providing a specific childs play area.

A very real opportunity for a growing family or an investor

## GROUND FLOOR

### ENTRANCE HALL



**LOUNGE 15'5" x 12'1" (4.7m x 3.7m)**



**KITCHEN/DINER 19'0" x 10'9" (5.8m x 3.3m)**



## FIRST FLOOR

### STAIRS & LANDING



**BEDROOM ONE 13'1" x 10'9" (4m x 3.3m)**



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**BEDROOM TWO 10'9" x 9'10" (3.3m x 3m)**



**EXTERNALLY**



**BEDROOM THREE 9'10" x 7'2" (3m x 2.2m)**



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.



**BATHROOM 6'6" x 5'2" (2m x 1.6m)**

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.



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The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



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## ADDITIONAL PHOTOGRAPHS



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

For illustration purposes only. Do not scale.



Ground Floor

First Floor

Emsworth Road, Blurton FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required