



23 Louise Drive, Blurton, Stoke on Trent, ST3 2DT

£149,995 Asking Price

Located on a SUBSTANTIAL CORNER PLOT at the head of a PLEASANT CUL-DE-SAC on Louise Drive in Blurton. This EXTENDED, SPACIOUS, THREE BEDROOM BOW FRONTED semi-detached home is IMMACULATELY PRESENTED THROUGHOUT, a true credit to the current vendors. JUST MOVE IN and ENJOY this ABSOLUTELY STUNNING HOME. Property briefly comprises of :- Porch, entrance hall, separate dining room, lounge, STUNNING MODERN BREAKFAST KITCHEN, UTILITY/CLOAKROOM, THREE GOOD SIZED BEDROOMS and a STYLISH BATHROOM. Externally there is a LARGE CHILD AND PET SECURE LANDSCAPED REAR GARDEN OFFERING PATIO and ENTERTAINMENT AREAS for both CHILDREN and ADULTS, OFF ROAD PARKING to the FRONT completes this lovely home. Convenient for LOCAL SHOPS, SCHOOLS and AMENITIES along with EXCELLENT COMMUTER LINKS VIA A50/A500. Certainly one for the shortlist of properties of view

Extended bow fronted three bedroom semi-detached house

Cul-de-sac location

Immaculately presented throughout

Stunning breakfast kitchen and a stylish bathroom, lounge, a separate dining room, utility/cloakroom.

Large landscaped rear patio, garden, children and adult entertainment areas

Close to Local shops, schools, amenities, commuter links

Porch 1.70m (5' 7") x 0.86m (2' 10")

UPVC glazed door with side windows. Tiled floor covering.



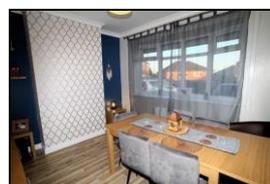
Hallway

Enter the property via the UPVC front door into the welcoming hallway. Radiator with decorative cover, laminate floor covering and UPVC window with frosted glazing to the side aspect.



Dining Room 3.62m (11' 11") x 3.00m (9' 10")

UPVC bow window to the front aspect letting in good natural light. Radiator and laminate floor covering.



Lounge 3.61m (11' 10") x 4.57m (15' 0")

Very spacious lounge and beautifully decorated lounge. Main focal point being the white fire surround and marble hearth. UPVC French doors to the rear garden.



Lounge



Breakfast Kitchen 4.12m (13' 6") x 3.31m (10' 10") max

Modern, well designed kitchen in white high gloss with wood effect work surface over, incorporating a useful breakfast bar. Double electric ovens, four ring gas hob with extractor fan above, integrated fridge/freezer, along with a one and a half bowl stainless steel sink. Two UPVC windows to the rear aspect and half glazed UPVC exit door. Radiator, tiled splash backs, laminate floor covering and pantry/store under the stairs.



Breakfast Kitchen



Breakfast Kitchen



Cloak Room/Utility 0.97m (3' 2") x 2.43m (8' 0")

Low level WC, wall mounted wash/hand basin, radiator, laminate floor covering and plumbing for a washing machine. UPVC window with frosted glazing to the rear aspect.



Stairs/Landing

Carpeted stairs lead from the hallway to the first floor. Carpeted landing, UPVC window to the side aspect. Access from here to the insulated loft space.

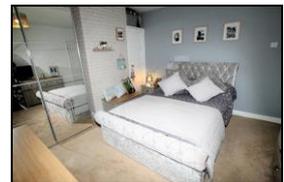


Master Bedroom 3.63m (11' 11") x 3.64m (11' 11")

UPVC window to the rear aspect. Carpet, radiator and single storage cupboard.



Master Bedroom



Bedroom 2 3.14m (10' 4") x 4.00m (13' 1")

UPVC window to the front aspect. Carpet, radiator and fitted wardrobe.



Bedroom 2



Family Bathroom 1.93m (6' 4") x 2.44m (8' 0")

White suite comprising of a P shaped bath with dual head shower and side screen over, fixed vanity unit with close coupled WC and inset wash/hand basin. Radiator, vinyl floor covering, UPVC window with frosted glazing to the rear aspect. Airing cupboard houses the gas combi boiler.



Bedroom 3 2.45m (8' 0") x 2.74m (9' 0") max

UPVC window to the front aspect. Carpet, radiator and store over the stairs.



Rear Aspect



Side Patio

Gated side access, large side patio laid with Indian stone.



Rear Garden

Landscaped child and pet secure offering patio and entertainment areas for both children adults. Private and enclosed with panelled fencing and a dividing wicket fence.



Rear Garden

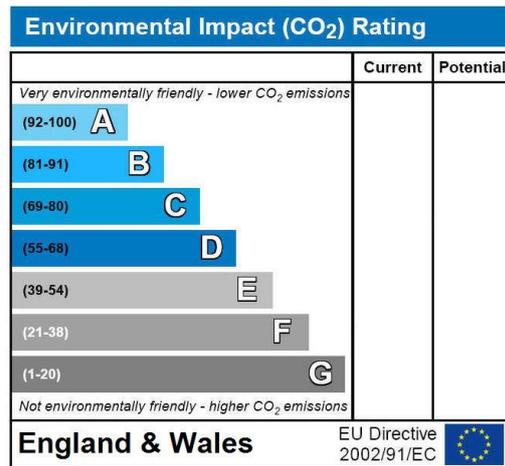
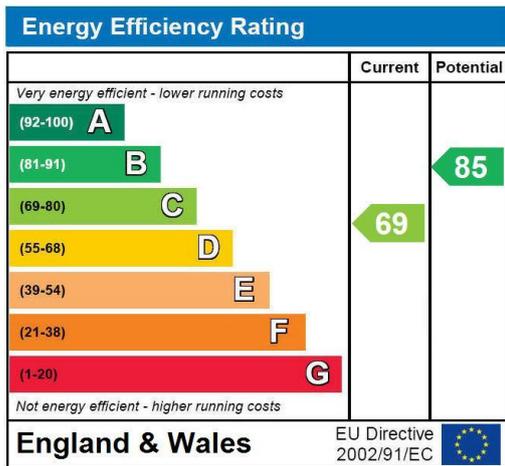


Off Road Parking

Paved to the front for ample off road parking.

Property Ref: OPNY000702

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.