



## 12 Blacklake Drive, Stoke-On-Trent

£290,000 Freehold



Beautifully presented detached family home offering plenty of space for the whole family with two double bedrooms, a single bedroom and sleek modern family bathroom. • Spacious living room with a cosy gas fired stove, open-plan kitchen/diner with plenty of space for hosting friends and family, a separate utility room, conservatory and W/C. • Expansive South-West facing rear garden with patio seating space, lush grass lawns and a vegetable patch for green thumbs! To the front is a gravelled garden, driveway and single garage. • This home is perfectly located within walking distance of excellent schools, shops, eateries and has ideal commuter links to the A50, bus routes and nearby Stone and Blythe Bridge train stations. • This beautiful home is ideal for a growing family, those looking to drop anchor on their dream home or someone who simply enjoys the extra space for





Anchors Aweigh! Hop aboard and make your way to Blacklake Drive, where this charming three-bedroom detached home is ready to sail you into calmer, cosier waters. As you enter the porch, it's the perfect harbour for kicking off your shoes and leaving the day's storms behind. Step through into a bright and welcoming entrance hall, guiding you through this beautifully kept home. Drop anchor in the living room, a light-filled spot with a cosy gas fired stove to keep you warm on colder nights. To the rear, you'll discover the heart of the home, a spacious open-plan kitchen/dining room complete with a kitchen offering sleek matching cabinetry, oak block worktops and a variety of space for your kitchen appliances, including a fridge/freezer, dishwasher, oven and hob. The dining room features plenty of room for family feasts or hosting a proper captain's dinner party. Glazed French doors lead you into a generous conservatory, where you can enjoy views of the rear garden. Below deck (or rather, still downstairs!) you'll find a handy utility room, convenient W/C, and a neatly hidden under-stairs storage. Leading up a stunning oak and glass staircase, you'll find two generously sized double bedrooms, plus a third single bedroom that could be your nursery, home office, or dressing room – whatever floats your boat! The modern bathroom boasts sleek tiles, a bath/shower duo, a sink, and a W/C. Outside, a stunning South-West facing rear garden basks in sunshine while featuring patio seating space, lush grass lawns, a vegetable patch, gated side access for bins, and rear access back gate leading to the cul-de-sac. Out front, you'll find a low-maintenance gravelled garden, a driveway with off-road parking, and access to a single garage for secure storage. When it comes to location, this home is plain sailing in Meir Heath; you're within walking distance to top-rated schools like Meir Heath Academy, plus handy local shops and eateries. Need to branch out further? The nearby A50, bus routes and Blythe Bridge train station make commuting as smooth as sailing on still water. And with Stone and Longton just a short journey away, you've got all the shops and supermarkets you could wish for at your next port of call. If you're looking for a family home that's ready to launch your next chapter, drop your anchor right here on Blacklake Avenue.



Beautiful 3-bed detached family home on Blacklake Drive with cosy living room, open-plan kitchen/dining area, conservatory, South-West facing garden, garage, and excellent location in Meir Heath. Ready to set sail on your next chapter!

Council Tax band: D

Tenure: Freehold

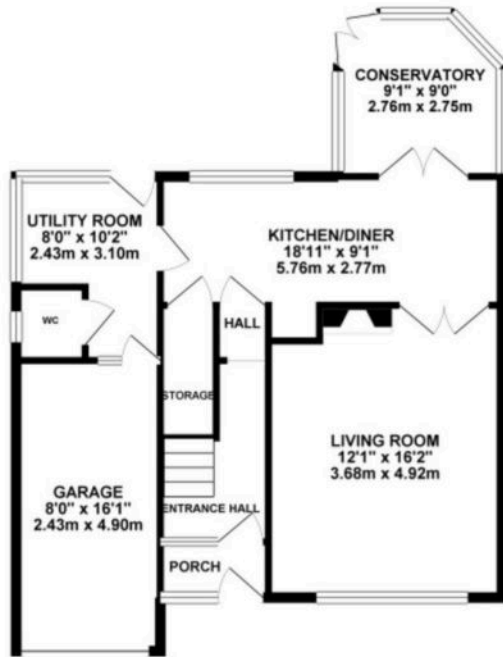
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

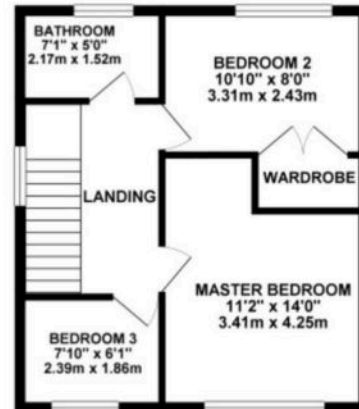




GROUND FLOOR 723.54 sq. ft.  
( 67.22 sq. m. )



1ST FLOOR 417.56 sq. ft.  
( 38.79 sq. m. )



TOTAL FLOOR AREA : 1141.10 sq ft ( 106.01 sq m ) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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