

**Tinsley
Garner**
independent property expertise



25, Greenacres Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9HU



£245,000

A mature traditional semi-detached family home in a quiet location on the outskirts of Blythe Bridge. Set in a generous size plot with ample off road parking before a detached garage with workshop and offering a delightful large rear garden. With accommodation comprising: reception hall, living room, dining room, garden room, kitchen, guest cloakroom, three bedrooms and a family bathroom. Also benefitting from gas combi central heating and Upvc double glazed windows and doors. Early viewing highly recommended.



01785 811 800

<https://www.tgprop.co.uk>



Reception Hall

A Upvc part obscure double glazed front door opens to the hallway. With ceiling coving, quarry tile floor, radiator with ornate surround, cloaks cupboard and an under stairs storage cupboard. Doorways to the guest cloakroom, dining room, living room, kitchen, and access to the first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Upvc obscure double glazed window to the front aspect, wall and floor storage cupboards, part tiled walls and tile effect vinyl flooring.

Dining Room

A spacious reception room offering a chimney breast opening with oak mantle, ceiling rose and coving, Upvc double glazed bay window to the front aspect, fitted shelving to one alcove, two radiators, carpet and glazed bi-fold doors opening the the living room.

Living Room

With ceiling rose and coving, Upvc double glazed French doors with opening to the garden room, mock cast iron fireplace with tiled hearth and inset living flame gas fire, two wall lights, carpet and Sky Media connection.

Garden Room

With Upvc double glazed window and part glazed external door opening to the rear garden, vaulted ceiling, tiled floor and plenty of space for additional kitchen appliances.

Kitchen

Fitted with a range of white finish wall and floor units, contrasting work surfaces with tiled splash-backs and inset 1½ bowl stainless steel sink and drainer with chrome swan neck mixer tap. Upvc double glazed windows to the side and rear aspects plus door to the garden room, tiled floor and wall mounted Ariston Class HE Evo gas combi central heating boiler.

Appliances including: Rangemaster Professional dual fuel (electric & gas) range cooker with stainless steel extractor hood and light above, integral fridge and dishwasher, plumbing for a washing machine.

First Floor

Stairs & Landing

With carpet throughout, Upvc obscure double glazed window to the side aspect, ceiling coving and loft access. The loft has a drop down ladder, light and is fully boarded for storage purposes.

Bedroom One

Offering a Upvc double glazed window overlooking the rear garden, built-in wardrobes and storage to one wall, ceiling coving, radiator and carpet.

Bedroom Two

A second double bedroom with Upvc double glazed bay window to the front of the property, ceiling coving, radiator and carpet.

Bedroom Three

Presently used as a study with fitted shelving, Upvc double glazed window to the front elevation, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome Victorian style shower head mixer tap, fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, part tiled walls, chrome towel radiator, Upvc obscure double glazed window to the rear aspect, storage cupboard and tile effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing generous off road parking before a detached single garage with separate rear workshop/store.

Front

With stocked flower bed and open porch with coach light before the front door.

Rear

The delightful and deceptively large rear garden offers pathways and block paved patio areas, lawns, mature trees and shrubs, stocked flower beds and borders, an aviary, shed, pond and timber fence panelling.

General Information

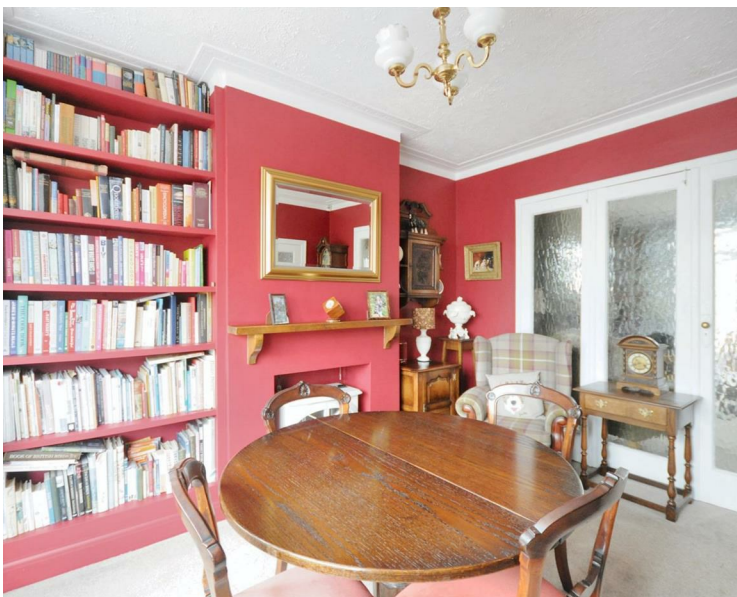
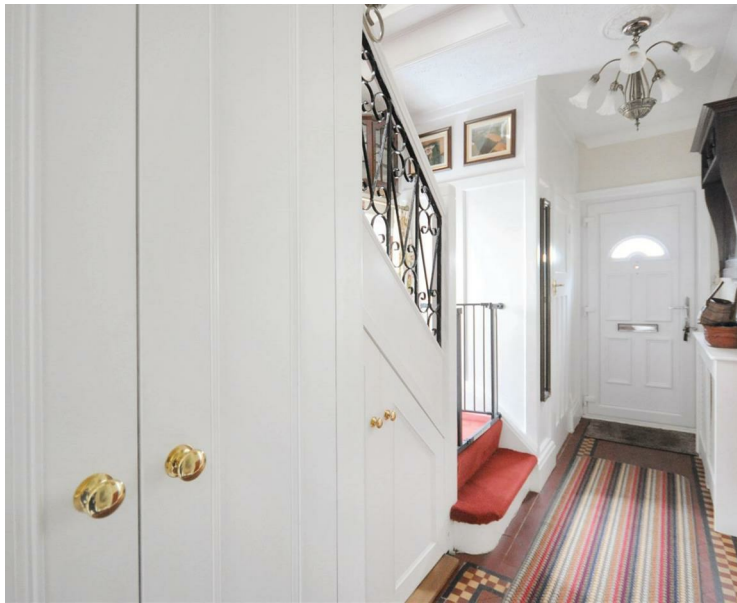
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band C

Services

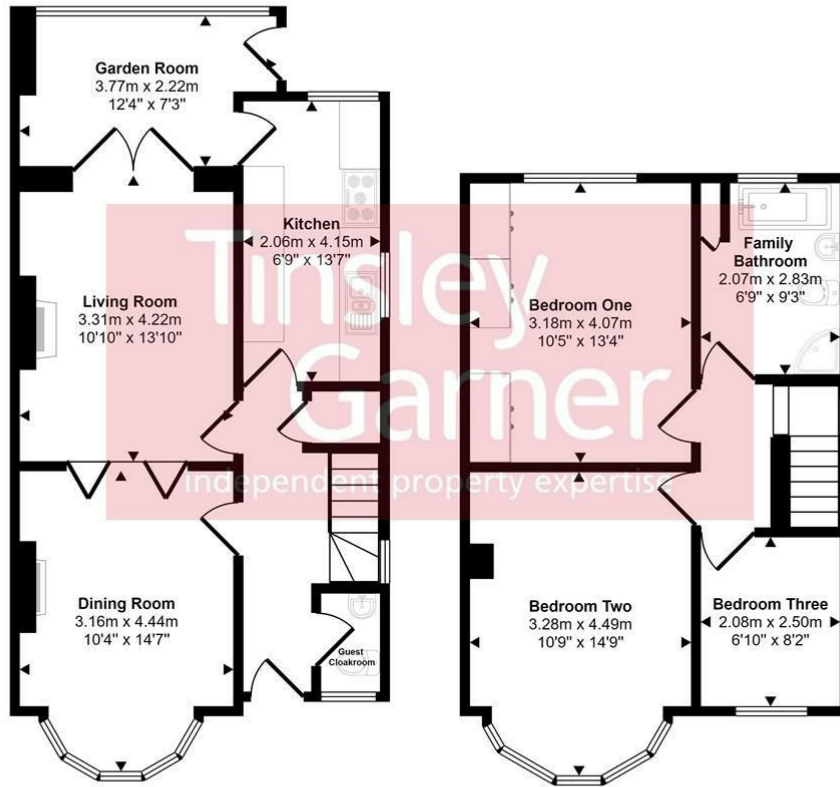
Mains gas, electricity, water and drainage.
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
98 sq m / 1058 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		55	81
England & Wales		EU Directive 2002/91/EC	