



15, Adamthwaite Close, Blythe Bridge, Stoke-On-Trent, ST11 9HR



Offers Over £110,000

A mature mid-terrace family home located in a quiet cul-de-sac position on the outskirts of Blythe Bridge. The property requires modernisation throughout but offers plenty of potential with accommodation comprising: reception hallway, dining room, living room, kitchen, three bedrooms and a family bathroom. Benefitting from a good size south facing enclosed rear garden with brick built stores. All mains services; gas, electricity, water and drainage.

Early viewing recommended - NO UPWARD CHAIN.



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#### Entrance Hall

A wooden part glazed front door opens to the hallway. With radiator, utility meter cupboards, doorways to the dining room and kitchen, access to the first floor stairs.

#### Dining Room

Offering a secondary glazed window to the front elevation, ceiling coving, two wall lights, radiator and archway to the living room.

#### Living Room

With brick feature chimney breast and opening, secondary glazed window overlooking the rear garden, ceiling coving, three wall lights and radiator.

#### Kitchen

Fitted with a range of wall and floor units, work surface with tiled splash-back, stainless steel sink and drainer with chrome taps. uPVC double glazed external door and window to the rear aspect.

Gas connection and plumbing for a washing machine.

#### First Floor

##### Stairs & Landing

With loft access and cupboard housing a Main 24HE gas combi central heating boiler.

##### Bedroom One

With window to the front aspect and radiator.

##### Bedroom Two

A second double bedroom offering built-in wardrobes and storage to one wall, window overlooking the rear garden, and radiator.

##### Bedroom Three

With storage area, front aspect window and radiator.

#### Family Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with showerhead mixer tap, WC, vanity wash hand basin with storage unit and mixer tap. Fully tiled walls, ceiling coving, radiator, and window to the rear aspect.

#### Outside

##### Front

The front garden offers a mature hedgerow, paved frontage, borders, timber fence panelling and side access to the rear garden via a wrought iron gate.

##### Rear

The enclosed south facing rear garden offers brick built stores, patio, pathways, lawns, borders and timber fence panelling.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

No upward chain.

#### Services

Mains gas, water, electricity and drainage.

Gas combi central heating

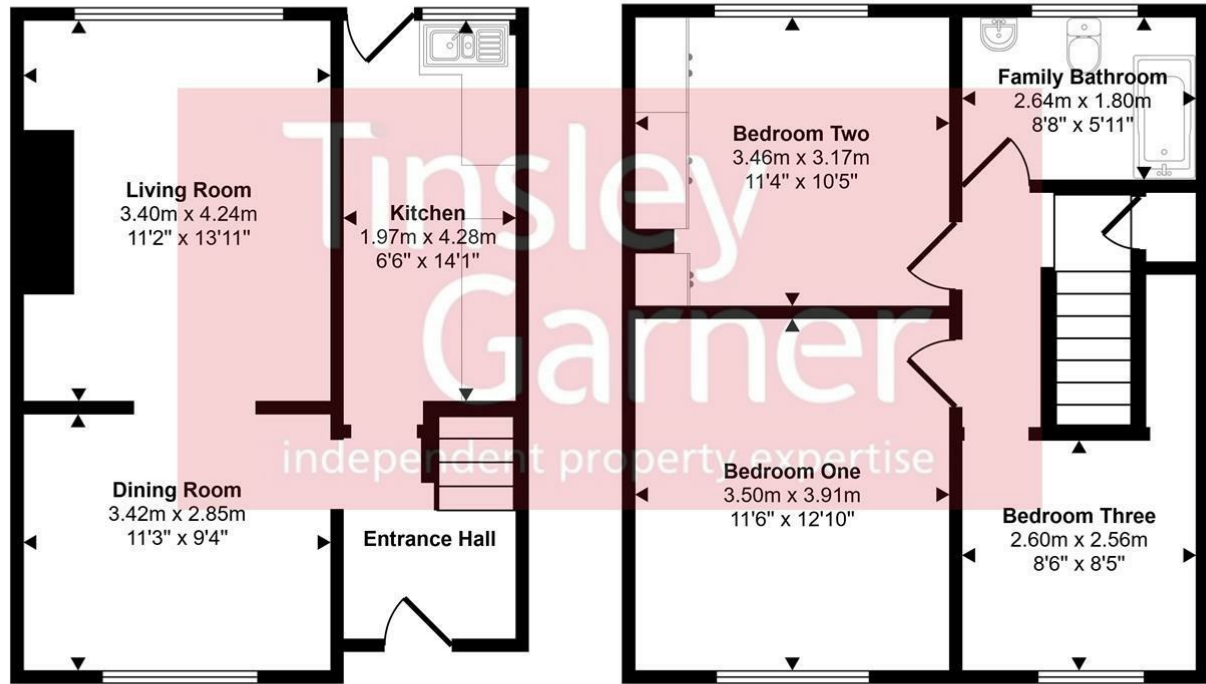
#### Viewings

Strictly by appointment via the agent.





Approx Gross Internal Area  
84 sq m / 909 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		
	65	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	55	81
England & Wales	EU Directive 2002/91/EC	