



Palmer Way, Blythe Fields, ST11 9FP.  
£265,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Palmer Way, Blythe Fields, ST11 9FP.

Selling with NO CHAIN and situated on the Blythe Field development in Blythe Bridge, this three bedroom, semi-detached property is perfect for first time buyers, home movers and families alike.

The property is comprised of a sitting room, WC and dining kitchen to the ground floor, whilst to the first floor there are three bedrooms, en-suite and family bathroom.

At the rear of the home is the kitchen dining room which has French doors to the rear garden and integrated appliances that include an Indesit four ring gas hob, integral fan assisted oven and extractor fan.

The three bedrooms are well proportioned with bedroom one benefitting from having an en-suite shower room.

Externally to the rear, the garden is mainly laid to lawn with wells stocked borders and paved patio area.

To the frontage is a tarmac driveway suitable for two cars and an area laid to lawn.

Selling with NO CHAIN, a viewing of this property is highly recommended to appreciate the location and living space on offer.





## Ground Floor

### Hallway

Composite double glazed door to the front elevation, radiator.

### Cloakroom 6' 2" x 2' 11" (1.87m x 0.90m)

UPVC double glazed window to the front elevation, pedestal corner wash hand basin with chrome mixer tap, lower level WC, radiator, extractor fan.

### Living Room 18' 3" x 15' 0" (5.57m x 4.57m)

UPVC double glazed window to the front elevation with blinds, radiator.

### Kitchen/Dining Room 12' 6" x 8' 2" (3.81m x 2.49m)

UPVC double glazed window to the rear elevation, range of units to the base and eye level, integral Indesit four ring gas hob, integral fan assisted oven, extractor fan, stainless steel sink unit with drainer and chrome mixer tap, plumbing for dishwasher and washing machine, space for freestanding fridge/freezer.

### Dining Area 12' 6" x 6' 10" (3.81m x 2.08m)

UPVC double glazed French doors to the rear elevation, space for dining room table and chairs, radiator, understairs storage cupboard.

## First Floor

### Landing

Radiator, loft access.

### Bedroom One 10' 9" x 10' 10" (3.27m x 3.29m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard.

### Ensuite 7' 5" x 3' 11" (2.27m x 1.20m)

UPVC double glazed window to the rear elevation, shower enclosure with Aqualisa shower over, pedestal wash hand basin, chrome mixer tap, lower level WC, radiator.

### Bedroom Two 13' 11" x 7' 1" (4.24m x 2.15m)

UPVC double glazed window to the front elevation with blinds, radiator.

### Bedroom Three 10' 6" x 7' 8" (3.20m x 2.34m)

UPVC double glazed window to the front elevation with blinds, radiator, overstairs storage cupboard.

### Bathroom 5' 10" x 7' 1" (1.77m x 2.15m)

UPVC double glazed window to the side elevation, panelled bath with shower over, chrome fittings, pedestal wash hand basin with chrome mixer tap, lower level WC, radiator.

### Externally

To the front is area laid to lawn, tarmac driveway. To the rear is fenced boundary, area laid to lawn, paved patio, gated access from the side of the property.



Note:

Council Tax Band: C

EPC Rating: B

Tenure: believed to be Freehold



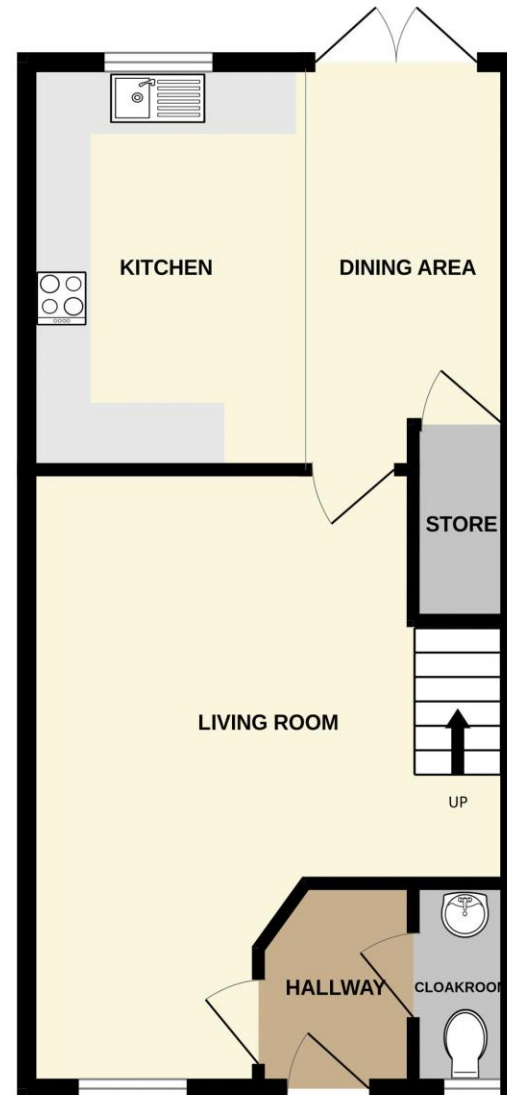




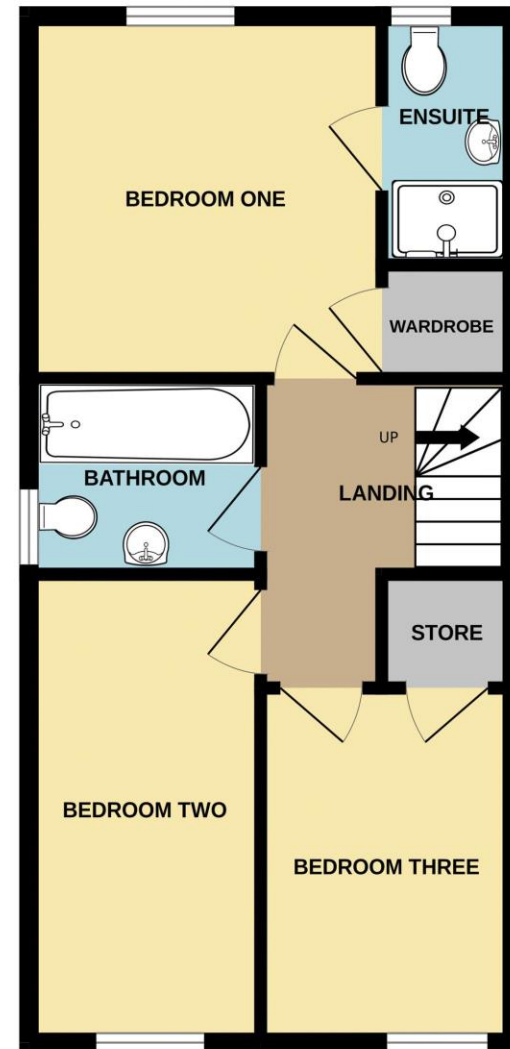




## GROUND FLOOR



## FIRST FLOOR





## Situation

The property is situated on the outskirts of Blythe Bridge. The location of the site is ideal for commuters being only a short journey from the city of Stoke-on-Trent, M6 and rail links with Manchester, Birmingham and London. The centre of the Blythe Bridge features a number of amenities including the train station, local shops, schools and a day nursery.

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