



2, Argyll Close, Blythe Bridge, Stoke-On-Trent, ST11 9LA **Reduced To £225,000**

This substantial two bedroomed semi detached bungalow is well located on a quite cul de sac in this established residential location and benefits from a substantial mature rear garden. The property has double glazing, evidence of cavity wall insulation and gas central heating via a traditional wall mounted gas boiler in the kitchen and an airing cupboard with hot water cylinder in the hall. The accommodation comprises Enclosed Storm Porch, Reception Hall, Spacious Lounge with open access to a rear Garden Room, Kitchen, Main Bedroom with fitted wardrobes, Bedroom Two and a Bathroom. Outside to the front is a good sized tarmac parking area for several cars which also gives access to the concrete sectional Garage/Workshop. Gated access leads to the substantial mature rear garden with paved patio area, lawn area, shrub borders, conifers, steps to raised patio area and also includes two store sheds and a greenhouse. The property is chain free and a great home.

SMALL STEP TO UPVC DOOR

Leading to an enclosed porch with tiled floor.

RECEPTION HALL



With carpet, radiator with shelf over, airing cupboard with insulated cylinder and access via a pull down ladder to a part boarded loft storage area.

LOUNGE 15'6" (max) x 10'11" (4.72m (max) x 3.33m)



With carpet, coving, feature stone fireplace with side display alcove, radiator and open access to:-

GARDEN ROOM 16' x 7' (4.88m x 2.13m)



With radiator, carpet and UPVC door to the rear garden.

KITCHEN 10'10" x 7'3" (3.30m x 2.21m)



With laminate floor, radiator, stainless steel sink in base unit, tall storage cupboard, tiled walls, UPVC external door, provision for washing machine, wall cupboard and concealed wall mounted gas central heating boiler.

BEDROOM 1 13'5" (into bay) x 10'10" (4.09m (into bay) x 3.30m)



With carpet, radiator, sealed unit double glazed bay window and good range of built in wardrobes with louvered doors.

BEDROOM 2 11'4" x 8'7" (3.45m x 2.62m)



With carpet and radiator.

BATHROOM 7'6" x 4'10" (2.29m x 1.47m)



With tiled walls, ceiling down lighting, coving, heated towel rail, shower spray fitting and a white suite of bath, wash hand basin and W.C.

OUTSIDE



To the front is a generous sized tarmac parking area which affords onsite parking and access to the concrete sectional Garage/Workshop (17' x 7'10") with up and over door. Gated access leads to the substantial rear garden with paved area, steps to raised barbeque patio, extensive lawn area, shrubs, conifers plus two garden stores and a greenhouse.

FLOOR PLAN

Is for illustration purposes only and is not to scale.

SITE PLAN



TENURE
Freehold.

VACANT POSSESSION
On Completion.

LOCAL AUTHORITY
Stafford Borough Council

VIEWING
Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with a BT telephone connection.

FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

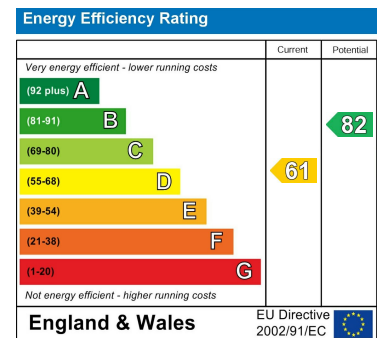
Floor Plan



Area Map



Energy Efficiency Graph



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