



ESTATE AGENTS

... the key to a successful move

Keys Estate Agents



**Roseacre Lane, Blythe Bridge, Stoke-On-Trent, Staffordshire,
ST11 9PF**

£335,000

- * DETACHED DORMER BUNGALOW
- * THREE GOOD SIZED BEDROOMS
- * SPACIOUS LOUNGE * KITCHEN * DINING ROOM
- * LARGE BATHROOM
- * GARAGE

w: www.keysestateagents.co.uk

Roseacre Lane, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An excellent detached dormer bungalow located just off Stallington Road in Blythe Bridge, close to local amenities and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the market towns of Uttoxeter and Leek. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, bedroom, bathroom and to the first floor two bedrooms, externally there is a drive providing ample parking and leading to a detached garage, lawned gardens to the front and rear. Additional benefits include uPVC double glazing and gas central heating.

GROUND FLOOR

ENTRANCE HALL

Large welcoming entrance hall, ceiling light point, radiator.

LOUNGE 10'9" x 16'9" (3.30 x 5.11)

Feature fire surround housing a living flame, ceiling light point, radiator, uPVC double glazed window.

DINING ROOM 9'4" x 12'9" (2.87 x 3.91)

Ceiling light point, radiator, uPVC sliding patio doors leading to outside.

KITCHEN 9'1" x 12'9" (2.79 x 3.91)

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, gas hob, integrated washing, fridge and freezer. Ceiling light point, radiator, uPVC exterior door.

BEDROOM ONE 10'5" x 12'11" (3.20 x 3.94)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

BATHROOM 6'9" x 8'2" (2.08 x 2.51)

Fitted with a four piece white suite comprises: panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

FIRST FLOOR

BEDROOM TWO 9'1" x 12'4" (2.79 x 3.78)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 9'3" x 6'9" (2.84 x 2.06)

Ceiling light point, radiator, uPVC double glazed window.

DRESSING AREA 6'2" x 6'5" (1.88 x 1.98)

Located off bedroom three, ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

There is a drive providing ample off road parking leading to a detached garage, the garage has an up and over door with power and lighting. To the rear is an enclosed rear garden with patio seating area, lawn with border planting.



Roseacre Lane, Blythe Bridge, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band

For details of council tax band telephone

0845 605 3010 Staffordshire Moorlands

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



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		
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		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Roseacre Lane, Blythe Bridge FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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