



# ESTATE AGENTS

*... the key to a successful move*



**Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,  
Staffordshire, ST11 9JU**

**Offers in the  
region of  
£275,000**

\* PERFECT FOR THE GROWING FAMILY, THIS OUTSTANDING THREE BEDROOM DETACHED HOUSE

\* ENTRANCE HALL \* LOUNGE \* KITCHEN/DINER

\* CLOAKS

\* BATHROOM

\* FRONT AND REAR GARDEN \* GARAGE

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An opportunity to purchase a well loved three bedroom detached house providing excellent accommodation for the growing family, situated in a mature popular area of Blythe Bridge the detached property comprises: Entrance hall, lounge/diner, kitchen, cloaks and to the first floor three bedrooms and a family bathroom. Additional benefits include uPVC double glazing and gas central heating, externally there is a drive providing excellent parking leading to a detached, front and rear garden.

## GROUND FLOOR

### ENTRANCE HALL

#### LOUNGE/DINER 23'1" x 10'9" (7.06 x 3.29)

Feature fire surround with a gas fire, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window, uPVC double glazed sliding patio doors.

#### KITCHEN 8'10" x 12'3" (2.71 x 3.74)

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, four ring gas hob, space for appliances. Ceiling light point, radiator, uPVC double glazed, uPVC sliding patio doors leading to outside.

### CLOAKS

Fitted with a two piece white suite comprises: low level w.c. wash hand basin set in vanity unit.

## FIRST FLOOR

#### BEDROOM ONE 3.3 (0.91m.0.91m)

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

#### BEDROOM TWO 10'11" x 10'5" (3.34 x 3.18)

Ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 6'7" x 12'5" (2.01 x 3.80)

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

### EXTERNALLY

To the front is a tarmac drive leading to a detached garage. There are gardens to the front and rear is low maintenance.



# Sutherland Crescent, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



Ground Floor

First Floor

Sutherland Crescent, Blythe Bridge FLOOR PLAN



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