



ESTATE AGENTS

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Uttoxeter Road, Blythe Bridge, Stoke-On-Trent, ST11 9HY

**Offers in the
region of
£325,000**

* THREE BEDROOM DETACHED HOUSE

* EXCELLENT FAMILY HOME

* THREE BEDROOMS AND A BATHROOM

* LOUNGE * DINING ROOM * KITCHEN

* UTILITY * CLOAKS * GARAGE & GARDEN

* WITHIN WALKING DISTANCE OF LOCAL SHOPS & AMENITIES

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Uttoxeter Road, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Welcome to this charming detached house perfect for the growing family, located on Uttoxeter Road in the picturesque village of Blythe Bridge. This property boasts a welcoming entrance hall, two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three excellent bedrooms and a family bathroom, there is ample space for everyone to enjoy their own private sanctuary.

The large kitchen provides a fantastic space for culinary enthusiasts to create delicious meals and gather together for family dinners, and the added benefit of a utility area.

Situated in a great location, this house offers easy access to local amenities, schools, and transport links, making it an excellent choice for families. There is ample off road parking leading to a single garage which adds to the convenience of this lovely home.

Step outside to discover a delightful garden, ideal for enjoying the fresh air, hosting summer barbecues, or simply unwinding after a long day. This property truly embodies the essence of a perfect family home, offering both comfort and practicality in a wonderful setting.

Don't miss out on the opportunity to make this house your own and create lasting memories in this fantastic property in Blythe Bridge.

* WITHIN WALKING DISTANCE OF LOCAL SHOPS & AMENITIES

GROUND FLOOR

ENTRANCE HALL

LOUNGE 12'4" x 12'4" (3.78 x 3.76)

DINING ROOM 15'2" x 12'4" (4.63 x 3.77)

KITCHEN 22'4" x 6'8" (6.83 x 2.05)

UTILITY

CLOAKS

FIRST FLOOR

BEDROOM ONE 15'10" x 12'2" (4.84 x 3.71)

BEDROOM TWO 15'5" x 10'4" (4.71 x 3.15)

BEDROOM THREE 11'3" x 9'6" (3.43 x 2.92)

BATHROOM 8'3" x 6'10" (2.54 x 2.09)

EXTERNALLY

There is a drive leading to a single garage. Gardens to the front and rear.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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