



# ESTATE AGENTS

*... the key to a successful move*



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

**Offers in excess  
of £300,000**

\* 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.





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



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	



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