



ESTATE AGENTS

... the key to a successful move



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

**Offers in the
region of
£289,950**

* PERFECT FOR THE GROWING FAMILY, AN EXTENDED THREE BEDROOM DETACHED HOUSE

* ENTRANCE HALL * LOUNGE

* KITCHEN/DINER

* CLOAKS /UTILITY

* BATHROOM

* FRONT AND REAR GARDEN * GARAGE

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

ACCOMMODATION

DESCRIPTION

An opportunity to purchase an extended 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, kitchen/diner, cloaks/utility 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 15'4" x 11'1" (4.68 x 3.39)

KITCHEN/DINER 13'10" x 25'0" (4.24 x 7.63)

UTILITY/CLOAK ROOM 6'1" x 6'0" (1.87 x 1.84)

FIRST FLOOR

BEDROOM ONE 11'10" x 11'0" (3.61 x 3.36)

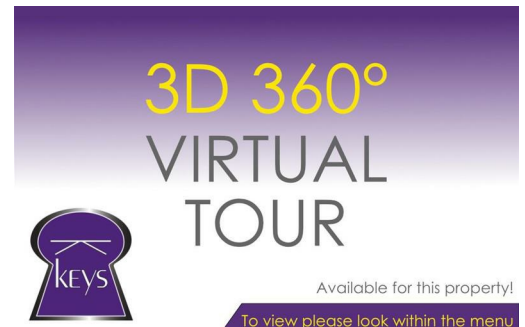
BEDROOM TWO 10'8" x 11'6" (3.27 x 3.52)

BEDROOM THREE 8'0" x 8'1" (2.45 x 2.48)

BATHROOM 7'5" x 4'11" (2.27 x 1.51)


EXTERNALLY


To the front there is a drive leading to a detached garage, garden 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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