

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



18 Blithe View, Blythe Bridge, Stoke-On-Trent, ST11 9SD

£285,000



- Three Bedrooms
- Living and Dining Area
- Attached Garage
- UPVC Double Glazing
- Two Bathrooms
- Private Rear Garden
- Gas Central Heating
- Popular Location

A generous sized property with plenty of potential!

Blithe View is well known to be a popular place to live and this is a great opportunity to make this your home.

This particular house is especially large with three bedrooms, two bathrooms and a combined living/dining room. The rear garden is pleasant and private with a secluded potting area at the bottom of the garden! Outside there is an open outlook to the front, block paved driveway and attached garage with electric roller shutter door.

We appreciate the property would benefit from selective modernisation but the property is equipped with gas central heating and UPVC double glazing. We can assure you this is not one to be missed!

See our online virtual tour and for more information call or e-mail us.





## ENTRANCE HALL

Fitted carpet. UPVC double glazed front door. Wood cladded walls. Useful storage cupboard and access to the loft. Radiator.

## KITCHEN

10'05 x 8'11 (3.18m x 2.72m)

Tiled floor and walls. Range of timber wall cupboards and base units with integrated eye level electric oven, hob, fridge freezer and dishwasher. Two UPVC double glazed windows. Radiator.

## UTILITY ROOM

7'03 x 5'06 (2.21m x 1.68m)

Tiled walls. Tile effect vinyl flooring. Wall cupboards and base units. Plumbing for washing machine. UPVC double glazed window.

## LIVING ROOM

16'00 x 11'05 (4.88m x 3.48m)

Fitted carpet. Two UPVC double glazed windows. Radiators. Feature fireplace with gas fire. Open archway into the...

## DINING ROOM

10'09 x 8'07 (3.28m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed door into the side passageway.

## BEDROOM THREE

10'02 x 8'07 (3.10m x 2.62m)

Fitted carpet. UPVC double glazed window. Radiator.

## MAIN BATHROOM

8'07 x 7'05 (2.62m x 2.26m)

Fitted carpet. Coloured suite containing wash basin, wc, bidet and a bath with shower fitting. Radiator. UPVC double glazed window. Airing cupboard with hot water cylinder.

## MASTER BEDROOM

12'03 x 9'06 (3.73m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobes with hanging rails.

## BEDROOM TWO

10'07 x 8'06 (3.23m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobes.

## EN-SUITE SOWER ROOM

5'02 x 4'02 (1.57m x 1.27m)

Fitted carpet. Coloured suite with wash basin, wc and electric corner shower.

## CONSERVATORY

8'02 x 6'03 (2.49m x 1.91m)

Tiled flooring. Double glazed windows and external door. Radiator.

## OUTSIDE

To the rear of the property is an enclosed garden, a paved patio area, a lawn and planted beds. Beyond the hedge there are growing beds, a small shed and a greenhouse.

To the front of the property there is an enclosed lawn, a driveway leading to the carport and the...

## GARAGE

13'09 x 9'06 (4.19m x 2.90m)

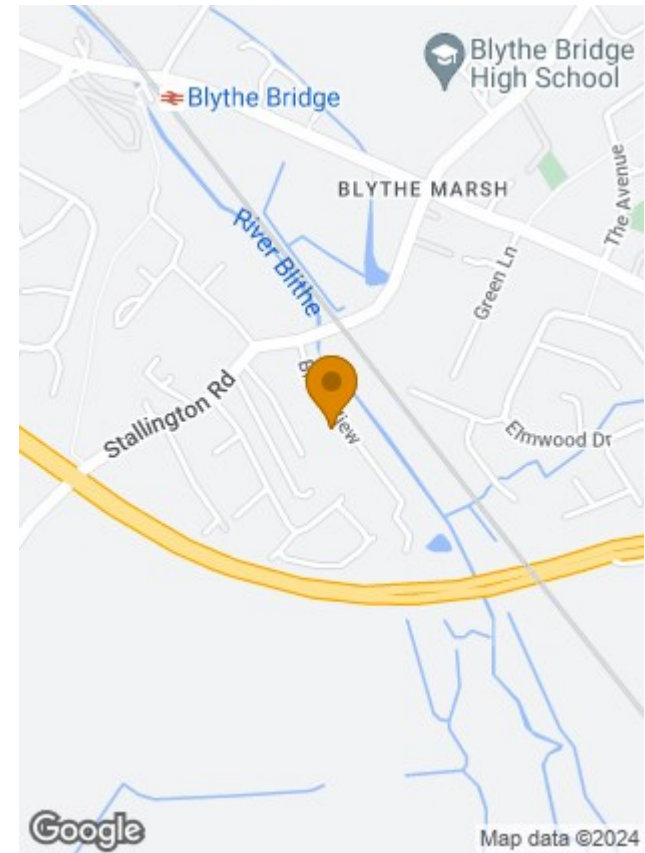
Electric roller shutter door. Gas boiler. Light and power. Some units and worktops.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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