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the best move you'll make

Estate Agents

Letting and Management Specialists



17 Blythe Mount Park, Blythe Bridge, Stoke on Trent, ST11 9PP

£210,000

- A Semi-Detached House
- Three Bedrooms
- No Chain!
- White Bathroom Suite
- Cul-De-Sac Location
- Freshly Decorated
- Full Length Lounge
- Garage

THREE LARGE BEDROOMS IN A QUIET CUL-DE-SAC LOCATION!

Nestled away down Blythe Mount Park is this much larger than average semi detached house. Available with no upward chain the property has been freshly decorated throughout and is ready for the new owners to move in.

The property benefits from a UPVC porch to the front and large integral garage. All of the bedrooms are a really good size and there is a separate bathroom and wc. The lounge spans the full depth of the property with windows at both ends to allow lots of natural light. Outside there is a large tarmac driveway suitable for a few vehicles and an attractive raised lawn to the rear.

You may not have heard of Blythe Mount Park but it's just a very short walk from all the amenities of Blythe Bridge including great schools, shops and bus routes. This house is definitely one for the shortlist so make sure you book a viewing today.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front doors and windows. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM

20'9 x 10'8 (6.32m x 3.25m)

New fitted carpet. UPVC double glazed window and sliding double glazed patio doors. Two radiators. Feature fireplace with gas fire.

KITCHEN

11'2 x 7'11 (3.40m x 2.41m)

Tiled floor and walls. Radiator. UPVC double glazed window and rear door. Range of wall cupboards and base units with an integral electric oven and gas hob. Plumbing for washing machine.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

13'8 x 8'10 (4.17m x 2.69m)

Fitted carpet. Radiator. Double glazed window. Large fitted wardrobes.

BEDROOM TWO

11'1 x 10'8 (3.38m x 3.25m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'0 x 7'11 (3.35m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'3 x 5'8 (2.51m x 1.73m)

Tiled walls. Radiator. UPVC double glazed window. P shaped bath with shower over and pedestal wash basin. Cupboard with gas combi boiler.

WC

Tiled walls. UPVC double glazed window. Wc.

OUTSIDE

There's a paved patio area to the rear of the property with steps up to a lawn and a lawn to the front with a large tarmac driveway leading to the...

INTEGRAL GARAGE

Up and over door. Side door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



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

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