

# Austerberry™

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Estate Agents

Letting and Management Specialists



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

£310,000



- Watch Our Online Video Tour
- Two Double Bedrooms
- Conservatory
- Bathroom With Bath And Shower
- Walking Distance From Blythe Bridge
- Kitchen + Arch To Dining Room
- Cloakroom / W/C
- Delightful Location

## An impressive detached bungalow!

If you are considering downsizing or a move to a bungalow may we suggest this particularly impressive property at 32 Blithe View, Blythe Bridge?

Blythe Bridge itself is within walking distance and the property has an open outlook across landscaped gardens towards the River Blithe whilst to the rear is a charming, well stocked and manageable garden facing south, south west. To the rear of the property is a double glazed conservatory and whilst this was perhaps originally a three bedroom bungalow it now offers a spacious fitted kitchen with an archway to a dining room in addition to two double bedrooms and a well fitted bathroom with corner bath and large walk in shower.

Heating is from a gas combi boiler, the windows and external doors are UPVC double glazed units and there is the benefit of the two car width driveway as well as an integral garage.

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



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## ENTRANCE HALL

UPVC double glazed front door and window. Fitted carpet. Radiator. Access to the loft. Door in to the garage. Airing/ storage cupboard with radiator and shelving.

## CLOAKROOM / WC

Tiled floor. White Low level W/C. and pedestal wash basin. Extractor. Wall mounted towel rail radiator.

## HALLWAY / UTILITY ROOM

Tiled floor. Wall cupboards. Work tops. Plumbing for washing machine and space for dryer. Large storage cupboard with shelving. UPVC double glazed external door.

## LOUNGE

15'7 x 12'3 front (4.75m x 3.73m front)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted roller blinds. Elegant fire place with marble hearth, inserts and living flame effect gas fire.

## BATHROOM

7'8 x 6'11 max side (2.34m x 2.11m max side)

Vinyl flooring. Tiled walls. White corner bath with shower fitting. Large walk in shower. Wash basin and W/C within a fitted unit. Tall vertical panel radiator. UPVC double glazed window with fitted roller blind. Extractor.

## KITCHEN

17'7 x 9'2 rear (5.36m x 2.79m rear)

Tiled floor. Part tiled walls. Excellent range of wall cupboards and base units with an off white paint effect finish together with integrated electric hob, cooker hood and eye level double oven and fridge. Plumbing for dishwasher. UPVC double glazed window with fitted roller blind. Radiator. Open archway leading into the

## DINING ROOM

7'8 x 7'4 side (2.34m x 2.24m side)

Fitted carpet. UPVC double external door.

## BEDROOM TWO

11'7 x 10'1 rear (3.53m x 3.07m rear)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM ONE

11'8 x 11'4 rear (3.56m x 3.45m rear)

Laminate floor. Tall vertical panel radiator. Range of fitted wardrobes. UPVC double glazed patio doors leading in to the ...

## CONSERVATORY

11'9 x 8'2 (3.58m x 2.49m )

Tiled floor. UPVC double glazed windows and door in to the garden.... All with vertical blinds.

## OUTSIDE

The outlook at the front of the property is across a charming landscaped area towards the river Blithe and there is a delightful south, south westerly facing rear and side garden with two paved patio areas, lovely beds and borders fully stocked with specimen shrubs, plants and trees. There is also a most useful timber garden shed. There is an outside tap and outside power socket.

To the front of the property is a two car width block paved driveway, small landscaped garden and there is an...

## INTEGRAL GARAGE

13'10 x 9'6 approx internal measurements (4.22m x 2.90m approx internal measurements)

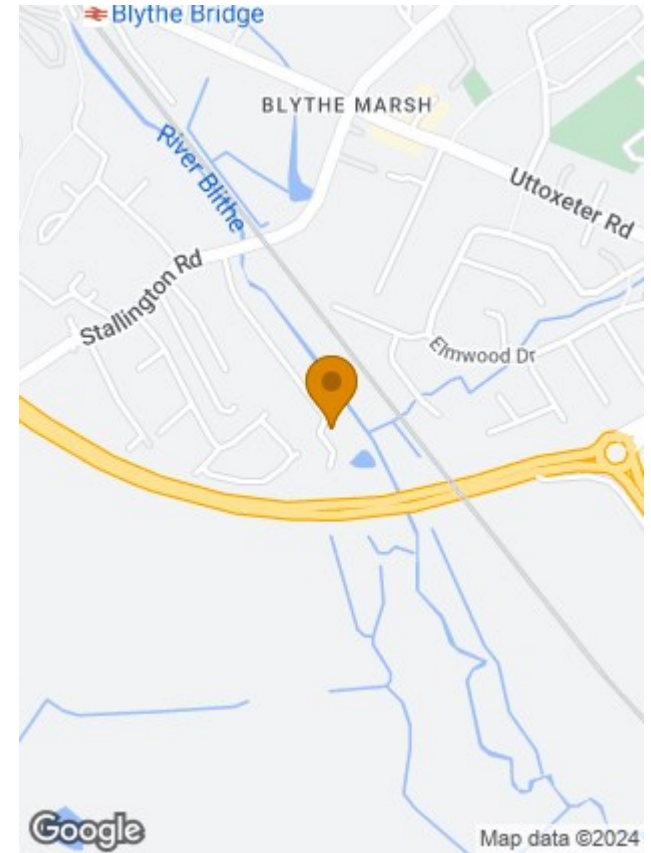
Electric roller shutter door. Light and power. Vaillant gas combi boiler for central heating and hot water.







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>64</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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