

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Pinewood Grove, Blythe Bridge, Stoke-On-Trent, ST11 9NJ

£245,000

- Four Proper Bedrooms
- Further Potential
- Excellent Cul-De-Sac Location
- Gas Central Heating
- Substantial Extension
- No Chain
- Hardwood Double Glazing
- Large Garage

## EXCELLENT LOCATION + FOUR PROPER BEDROOMS!

A substantial extension to the side of this semi-detached house has totally transformed the accommodation that it offers.

This is a house that you can move into and update and further improve at your leisure. Bedroom two which extends over the garage would be ideal for a teenager and was originally designed for a dependant relative. All three additional bedrooms are of a very good size and the integral garage certainly lends itself to adaptation/alteration to provide perhaps a separate utility room and even a ground floor wc, subject to of course appropriate consent being obtained.

To the front of the property there is currently a block paved driveway and the front garden offers plenty of space to create a further parking area if required.

This is a great opportunity to purchase a house that offers unbeatable accommodation at an unbeatable price in a prime location within walking distance of the centre of the village of Blythe Bridge.

For more information contact us.



## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE

12'10 into bay x 12'8 (3.91m into bay x 3.86m)

Fitted carpet. Feature fireplace with hardwood surround, tiled hearth and inserts and living flame gas fire. Hardwood double glazed bay window. Double doors leading into the...

### KITCHEN AND DINING ROOM

19'0 x 8'2 (5.79m x 2.49m)

### DINING AREA

Fitted carpet. Double radiator. Hardwood double glazed window.

### KITCHEN AREA

Tiled floor and part tiled walls. Range of wall cupboards and base units with a medium colour timber effect finish. Free standing electric cooker and cooker hood. Built in storage cupboard. Wall mounted gas central heating boiler. Hardwood double glazed window with fitted roller blind. External rear door. Door into the entrance hall.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Loft ladder providing access to the boarded loft. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

### BEDROOM ONE

13'0 into bay x 10'10 (3.96m into bay x 3.30m)

Fitted carpet. Double radiator. Hardwood double glazed bay window. Built in wardrobes.

### BEDROOM TWO

20'6 x 7'9 (6.25m x 2.36m)

Fitted carpet. Two radiators. Hardwood double glazed window.

### BEDROOM THREE

10'11 x 8'6 (3.33m x 2.59m)

Fitted carpet. Radiator. Hardwood double glazed window. Built in wardrobes.

### BEDROOM FOUR

16'9 x 5'3 (5.11m x 1.60m)

Fitted carpet. Radiator. Two hardwood double glazed windows. Built in wardrobes.

### BATHROOM

5'5 x 5'0 (1.65m x 1.52m)

Tiled walls. Fitted mirror. Hardwood double glazed window. Radiator. Coloured suite consisting of a panelled bath and pedestal wash basin.

### SEPARATE WC

Tiled walls. White low level wc. Hardwood double glazed window.

### OUTSIDE

There is a south/south westerly facing rear garden with a paved patio, lawns and mature shrubs.

To the front of the house is a lawned garden with borders behind a block paved wall and a block paved drive leads to the...


### INTEGRAL GARAGE

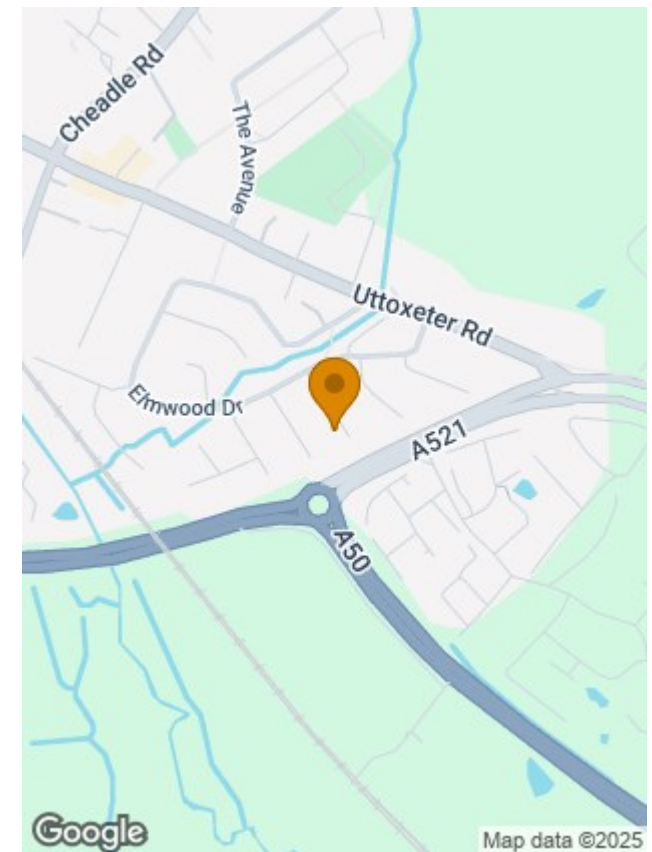
26'6" x 8'0" approx internal measurements (8.08m x 2.44m approx internal measurements)

Up and over door. Light and power. Plumbing for washing machine. Hardwood window. Rear door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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

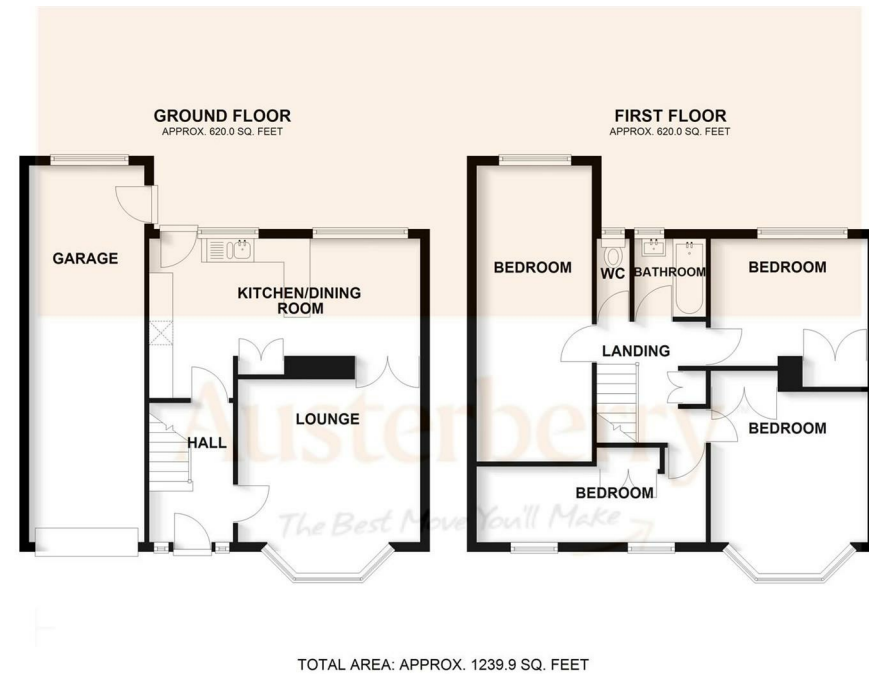
Tenure - Freehold

Council Tax Band - C



### 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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