

AusterberryTM

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Estate Agents

Letting and Management Specialists



9 Gordon Road, Blythe Bridge, Stoke on Trent, ST11 9FJ

£260,000

- Four Bedrooms
- Large Lounge
- GF Wc
- Master Bedroom With En-Suite
- Quiet Location
- Fitted Kitchen/Diner
- Utility Room
- Private Rear Garden

We are acting in the sale of the above property and have received an offer of £252,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Set in the heart of the ever-popular Blythe Fields Estate, this well-maintained four-bedroom semi-detached home offers generous living space and superb versatility—perfect for families seeking room to grow.

Positioned on a quiet residential road, the property combines comfort, convenience, and practicality in equal measure.

The ground floor comprises a welcoming entrance hall, a large lounge perfect for relaxing or entertaining, and a practical kitchen-diner with separate WC and utility room. The first floor provides three well-proportioned bedrooms and a family bathroom, whilst the second floor is home to the master bedroom with en suite!

Externally, the property benefits from a private rear garden ideal for outdoor enjoyment, along with driveway parking to the front. Local schools are only a short distance away and this property offers convenient access to the A50.

We would be delighted to show you around! For more information call or e-mail us.



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ENTRANCE HALL

Composite black front door. Radiator. Grey laminate flooring. Stairs to the first floor.

LOUNGE

16'08 x 12'05 (5.08m x 3.78m)

Grey laminate flooring. UPVC double glazed window. Feature wallpaper wall. Understairs cupboard. Open archway in to the...

KITCHEN DINER

15'06 x 10'05 (4.72m x 3.18m)

Modern grey fitted kitchen. Gas hob, space for oven, dishwasher. Laminate flooring. Radiator. UPVC double glazed patio doors.

UTILITY ROOM

5'11 x 5'11 (1.80m x 1.80m)

Worktop and fitted units. Plumbing for washing machine. Radiator. Grey laminate flooring. Composite double glazed external door.

GROUND FLOOR W/C

5'11 x 3'04 (1.80m x 1.02m)

Grey laminate flooring. Toiler. Pedestal wash basin. Radiator. UPVC double glazed window. Gas central heating boiler.

FIRST FLOOR

STAIRS & LANDING

Fitted carpet. White banister. Airing cupboard with pressurised cylinder. Small radiator on the 2nd floor.

BEDROOM ONE (MASTER/ TOP FLOOR)

20'11 max x 12'01 max (6.38m max x 3.68m max)

Fitted carpet. Two radiators. Two double glazed windows. Integral storage spaces.

EN- SUITE

8'02 x 5'09 (2.49m x 1.75m)

White suite with toilet. Wash basin and walk in shower. Tiled floor and walls. Radiator. UPVC double glazed window. Extractor fan.

BEDROOM TWO

14'00 x 8'08 (4.27m x 2.64m)

Grey fitted carpet. UPVC double glazed window. Radiator. Childrens themed decorated walls

BEDROOM THREE

13'0 x 8'08 (3.96m x 2.64m)

Grey fitted carpet. UPVC double glazed full height window. Radiator. 'Wrestler' painted wall.

BEDROOM FOUR

10'04 x 6'07 (3.15m x 2.01m)

Fitted carpet. UPVC double glazed window. Radiator.

FAMILY BATHROOM

6'07 x 6'07 (2.01m x 2.01m)

White suite, shower fitting over the bath. Toilet. Wash basin. Radiator. Part tiled walls, tiled floor. UPVC double glazed window. Extractor fan.

OUTSIDE

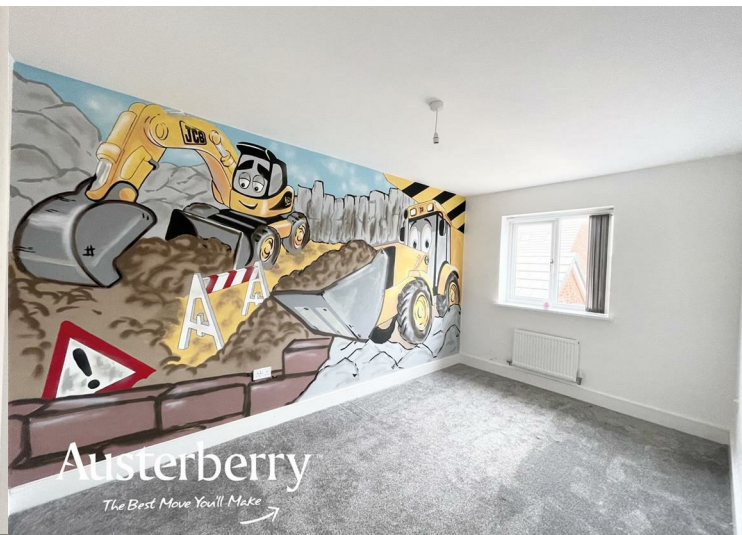
Rear enclosed garden with lawn, paved patio and outside tap.

Tarmac double drive to the front of the property leading to semi- detached brick and tile garage with up and over door

DETACHED GARAGE

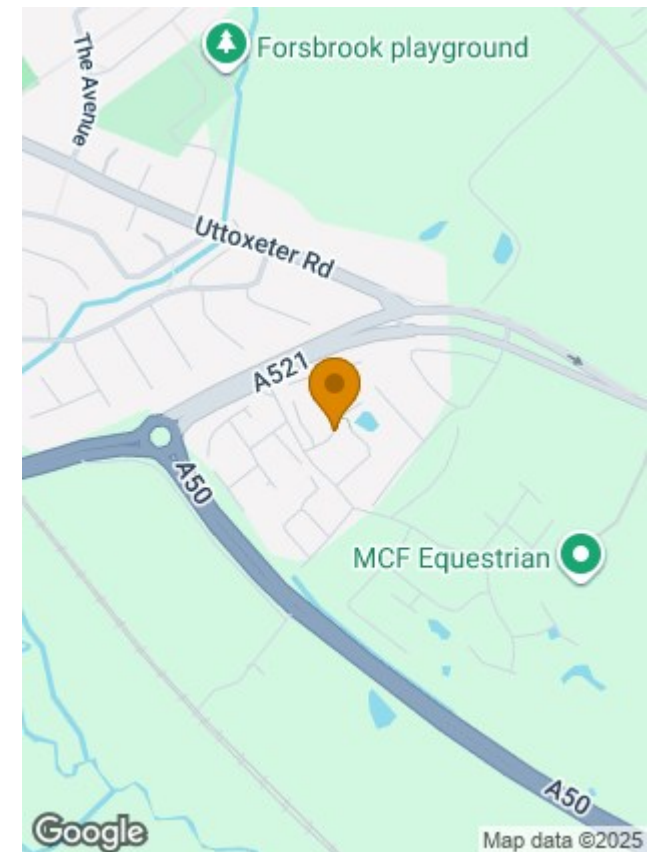
20'04 x 10'05 (6.20m x 3.18m)

Brick and tile garage with light, power and EV charging point





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(55-68) D		
(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 - 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

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