

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Bridge Court Stallington Road, Blythe Bridge, Stoke-On-Trent, ST11 9PN

£160,000

- A Very Competitive Price!
- Two Bedrooms
- Combi Boiler
- Low Maintenance Rear Garden
- Detached Bungalow
- UPVC Double Glazing
- White Bathroom Suite
- Block Paved Drive

A detached bungalow at a very competitive price!

Come and see for yourself the exceptional accommodation provided here at Bridge Court in Blythe Bridge.

This two bedroom detached bungalow offers generous room sizes with new carpets in the bedrooms and lounge. The lounge also benefits from large sliding patio doors leading to a low maintenance, paved, rear garden. The kitchen has a range of wall and base units with a small breakfast bar and the bathroom offers a white suite with shower over the bath.

What's more the bungalow has UPVC double glazing throughout and gas central heating from a combi boiler. There is parking in the gated block paved driveway to the side of the property and you are walking distance from the centre of Blythe Bridge!

This property is being sold with no onward chain. For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator. Cupboard with shelf. Access to the loft.

BEDROOM ONE

10'8 x 10'3 (3.25m x 3.12m)
New fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

10'4 x 7'7 (3.15m x 2.31m)
New fitted carpet. Radiator. UPVC double glazed window. Large freestanding wardrobe.

BATHROOM

8'3 x 6'3 (2.51m x 1.91m)
White suite consisting of bath with shower and screen over, wc and pedestal wash basin. UPVC double glazed window. Radiator. Wall mounted mirrored cabinet. Part tiled walls. Vinyl flooring. Extractor fan.

LOUNGE

13'2 x 10'3 (4.01m x 3.12m)
New fitted carpet. Radiator. UPVC sliding patio door. Feature fireplace with gas fire. Dado rail.

KITCHEN

14'3 x 9'8 (4.34m x 2.95m)
Range of wall cupboards and base units. Freestanding electric cooker. Cupboard containing the Baxi combi boiler. Small breakfast bar. Radiator. Tiled splashback. Tiled flooring. UPVC double glazed window. UPVC double glazed external door.

OUTSIDE

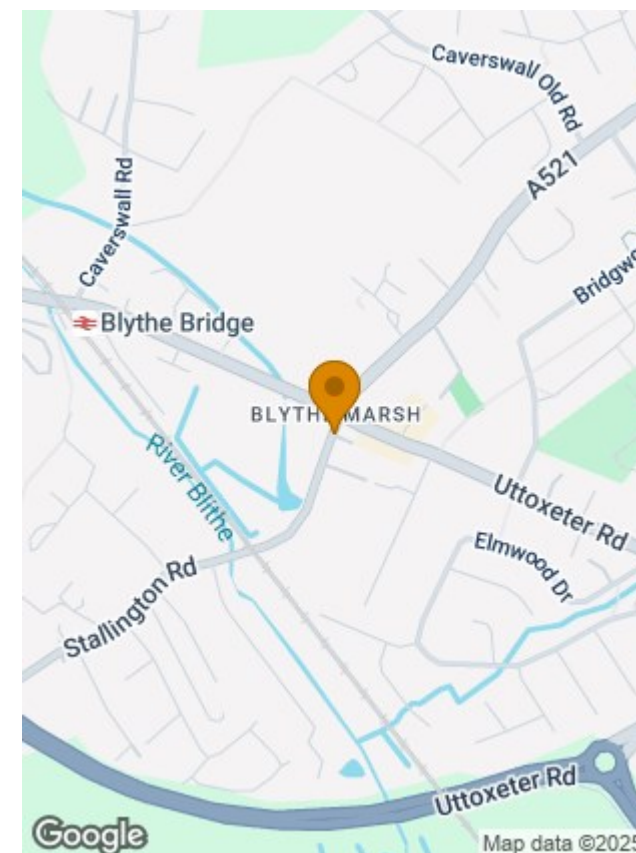
There is a block paved gated driveway to the side of the property.

To the rear there is a south facing garden and a timber garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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