



Uttoxeter Road | Blythe Bridge | Stoke-on-Trent | ST11 9JG

£340,000

SPACIOUS DETACHED FAMILY HOME, EXTENSIVE PLOT, GREAT LOCATION, NO UPWARD CHAIN.

This impressive detached family home occupies a substantial plot within a very popular residential location and offers excellent access to local amenities, schools, commuter and transport networks. The property requires selective updating offering potential purchasers the opportunity to create their ideal home and possibly extend (subject to necessary planning consent) The accommodation comprises, entrance hall, dining room, lounge, conservatory, kitchen, porch, cloakroom w/c, three generous size bedrooms and a bathroom. Externally the property has a driveway providing ample parking, garage and spacious gardens mainly laid to lawn with well stocked shrub borders, additional plot to rear with far reaching countryside views beyond. Viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Upvc double glazed entrance door and windows to the front elevation, staircase leading to the first floor.

### DINING ROOM

16' 1" x 12' 11" (4.9m x 3.94m) Gas fire with feature tiled hearth and surround, coving to the ceiling, upvc double glazed bow window to the front elevation and secondary glazed window to the side elevation.

### LOUNGE

14' 8" x 12' 11" (4.47m x 3.94m) Gas fire with feature tiled hearth and surround, coving to the ceiling, secondary glazed window to the side elevation and single glazed french patio doors and windows leading to the conservatory.

### CONSERVATORY

13' 5" x 5' 11" (4.09m x 1.8m) Upvc double glazed windows and french patio doors leading to the rear garden.

### KITCHEN

12' x 7' 3" (3.66m x 2.21m) Stainless steel sink and single drainer unit, base and wall units, gas cooker point, radiator, tiled floor, part tiled walls, bay window to the rear elevation, walk in cupboard with plumbing for a washing machine and window to the rear elevation.

### SIDE PORCH

Upvc double glazed entrance door to the side elevation, tiled floor, pantry and door leading to the garage.

### CLOAKROOM W/C

Low level w/c, tiled floor, part tiled walls and secondary glazed window to the rear elevation.

### FIRST FLOOR LANDING

single glazed window to the side elevation

### MASTER BEDROOM

16' 9" x 13' 1" (5.11m x 3.99m) Radiator, coving to the ceiling, upvc double glazed bow window to the front elevation.

### BEDROOM TWO

14' 8" x 13' (4.47m x 3.96m) Original feature tiled fireplace, radiator, coving to the ceiling and single glazed window to the rear elevation.

### BEDROOM THREE

10' 4" x 6' 10" (3.15m x 2.08m) Upvc double glazed bay window to the front elevation.

### BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Airing cupboard, radiator, part tiled walls and secondary glazed window to the rear elevation.

## EXTERIOR

Externally the property has a driveway providing ample parking, garage and spacious gardens mainly laid to lawn with well stocked shrub borders, additional plot to rear with far reaching countryside views beyond.

## GARAGE

18' 7" x 8' 3" (5.66m x 2.51m) Up and over door, power and lighting.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements