

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Greenacres Avenue, Blythe Bridge, Stoke-On-Trent, ST11
9HU

£270,000

- A Corner Plot
- Three Bedrooms
- Fitted Kitchen With Dining Area
- Ample Off Road Parking
- Sought After Location
- Open Plan Living & Dining Room
- Stylish Modern Bathroom
- Garage

A BEAUTIFULLY APPOINTED FAMILY HOME IN A SOUGHT-AFTER LOCATION!

Occupying a generous corner plot on the ever-popular Greenacres Avenue, this established home perfectly combines timeless character with contemporary style. Offering ample off-road parking for numerous vehicles and a private south-west facing rear garden, it provides an ideal setting for modern family living.

The standout feature is the impressive open-plan living and dining room, where high ceilings, decorative coving and solid wood flooring create an elegant yet welcoming space. Patio doors open directly onto the garden, making it perfect for both everyday living and entertaining.

The contemporary kitchen is fitted with integrated appliances and offers ample space for dining, while a practical utility cupboard with plumbing for a washing machine and housing the BAXI combination boiler adds convenience. A ground floor WC completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms and a stylish modern bathroom, all presented to an excellent standard.

An exceptional home that offers character, quality and generous outside space in one of the area's most desirable locations. Viewing is highly recommended—contact Austerberry today to arrange your appointment.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Tiled flooring. Radiator. Under stairs cupboard with UPVC double glazed window. Stairs to the first floor.

OPEN PLAN LOUNGE AND DINING ROOM

28'3 x 10'10 (8.61m x 3.30m)

Solid wood flooring. UPVC double glazed window to the front of the room and UPVC patio doors to the rear. Marble fireplace with gas fire. Feature picture rail and coving.

EXCEPTIONAL MODERN KITCHEN

16'8 x 6'7 (5.08m x 2.01m)

Range of gloss cream wall cupboards and base units with granite worktops and integrated appliances including 5 ring gas hob, electric oven and grill, fridge freezer and dishwasher. Tiled flooring. Spotlights. Two UPVC double glazed windows. Tall radiator.

REAR HALL/UTILITY

UPVC external door. Tiled flooring. Cupboard with connections for washing machine and dryer. Baxi gas combi boiler.

CLOAKS/WC

Tiled floor and walls. Wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Feature picture rail. Access to the loft.

BEDROOM ONE

13'10 x 9'9 (4.22m x 2.97m)

Varnished wood flooring. UPVC double glazed windows with shutter blinds. Radiator. Feature picture rail.

BEDROOM TWO

13'10 x 9'8 (4.22m x 2.95m)

Varnished wooden flooring. Radiator. UPVC double glazed window. Feature wallpaper and picture rail.

BEDROOM THREE

7'4 x 6'11 (2.24m x 2.11m)

Varnished wood flooring. Radiator. UPVC double glazed window with shutter blind.

BATHROOM

9'8 x 6'9 (2.95m x 2.06m)

Modern suite consisting of a bath with shower and screen over, large wash basin with vanity unit and wc. Tiled flooring and part tiled walls. Two UPVC double glazed windows. Radiator. Fitted wall storage unit.

OUTSIDE

The South West facing rear garden has a private paved patio area.

The house sits on a corner plot with a mature hedge border.

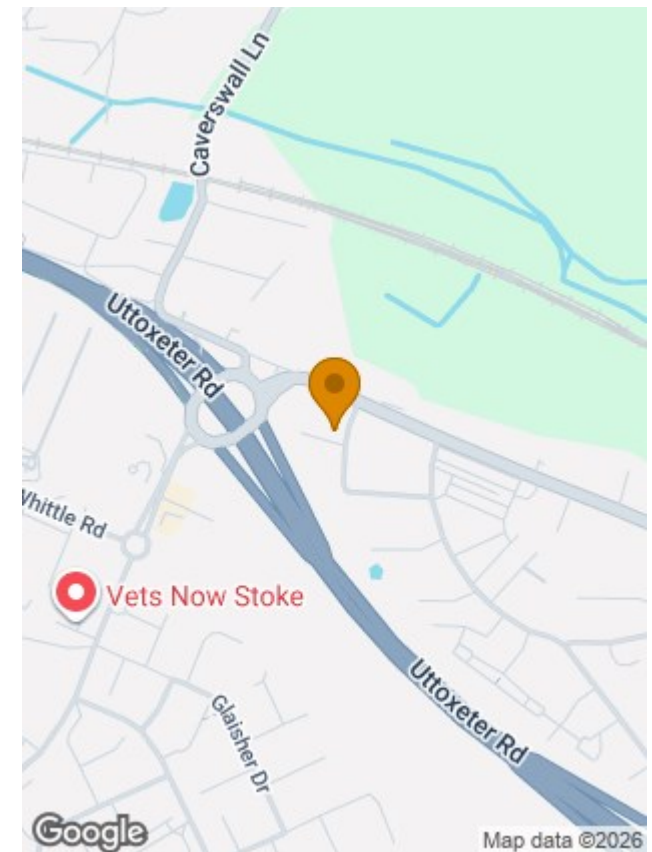
There is a low maintenance golden gravel garden to the front of the property with a tarmac driveway with gates to the side leading to a...

DETACHED BRICK AND TILE GARAGE





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

AusterberryTM
the best move you'll make