

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



6 Ridge Lane, Blythe Bridge, Stoke-On-Trent, ST11 9FN

45% Shared ownership

£101,700

- 45% Shared Ownership Basis Or More!
  - Sought After Location
  - GF Cloaks/Wc
  - Allocated Parking
- Three Bedrooms
  - Kitchen With Dining Space
  - White Bathroom Suite
  - Summer House

Available to purchase on a 45% shared ownership basis, with the option to acquire a larger share or purchase the property outright, this beautifully presented modern three-bedroom semi-detached home on Ridge Lane, Blythe Fields, offers a fantastic opportunity to step onto the property ladder in a highly sought-after location!

Designed with modern family living in mind, the property boasts a cosy and welcoming living room, alongside a contemporary kitchen with ample space for dining, making it the perfect setting for both everyday life and entertaining. A convenient ground floor WC completes the well-planned accommodation on the ground floor.

Upstairs, the property offers three well-proportioned bedrooms together with a stylish family bathroom. Thoughtfully designed, the home also benefits from useful storage throughout, ensuring practicality as well as comfort.

Externally, the property enjoys two allocated parking spaces to the front, providing convenient off-road parking for residents and visitors alike.

Situated within the popular Blythe Fields development, the property is ideally positioned for excellent commuter links, local amenities and well-regarded schools. Whether you're looking to purchase through the shared ownership scheme or acquire a greater share, this fantastic home offers flexibility, modern accommodation and an excellent opportunity to own a property in this desirable location.

Call or e-mail us today to arrange your personal viewing!



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Laminate flooring. Radiator. Two store cupboards.

### LIVING ROOM

15'4 x 10'8 (4.67m x 3.25m)

UPVC double glazed window. Laminate flooring. Radiator.

### CLOAKS/ W/C

5'10 x 5'02 (1.78m x 1.57m)

UPVC double glazed window. Vinyl floor. Radiator. W/C and wash basin.

### KITCHEN

11'11 x 11'09 (3.63m x 3.58m)

Composite rear door. UPVC double glazed window. Vinyl flooring. Radiator. Range of wall cupboards and base units with an integrated electric oven and gas hob with a metal extractor. Ideal combi boiler.

## FIRST FLOOR

### LANDING

Fitted carpet. Radiator. Two store cupboards. Access to the part boarded loft, which has a light.

## BEDROOM ONE

14'07max x 9'00 (4.45mmax x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

12'07 x 10'05 (3.84m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM THREE

9'06 x 8'02 (2.90m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM

6'09 x 6'02 (2.06m x 1.88m)

UPVC double glazed window. Vinyl flooring. Radiator. Bath with shower over, W/C and wash basin. Part tiled walls. Extractor.

## OUTSIDE

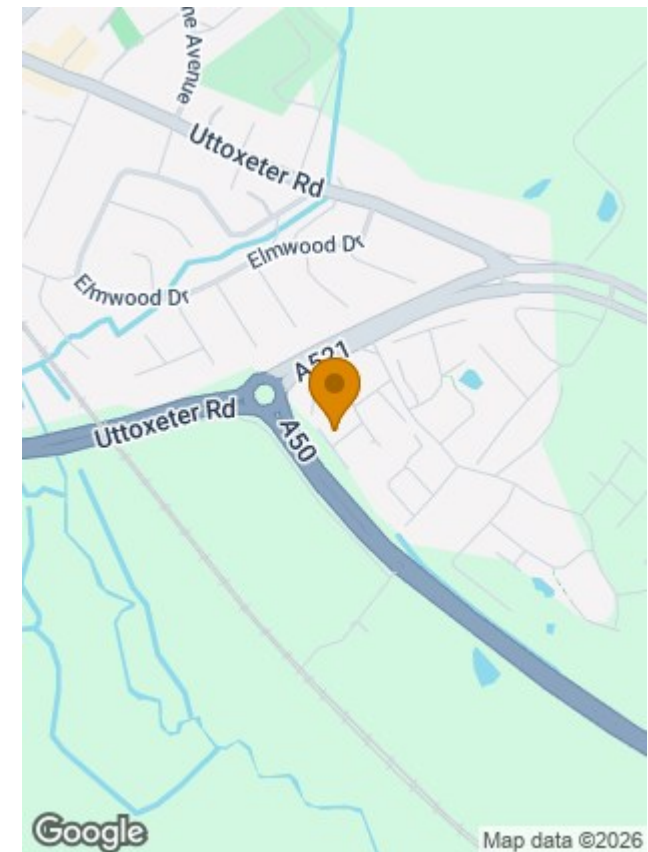
To the rear of the property there is a patio area, artificial lawn and Summer House.

At the front of the property there are two allocated parking spaces.





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>                                                                                                   |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</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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