

FOR SALE



Blythe Avenue, Meir Heath, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Offers In Excess Of £220,000



**Blythe Avenue, Meir Heath,
Stoke-on-Trent**

3 Bedrooms, 1 Bathroom

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- Three-bedroom semi-detached bungalow
- No onward chain
- Conservatory overlooking rear garden
- Fitted kitchen plus utility room

OVERVIEW For sale: a three-bedroom semi-detached bungalow located in the residential area of Meir Park, Stoke-on-Trent. This property is offered with no onward chain.

The accommodation includes one reception room, providing a central living space, and a fitted kitchen complemented by a separate utility room. To the rear, a conservatory offers an additional area that links the indoor accommodation with the garden. There are three bedrooms and a wet room.

Externally, the bungalow benefits from off-road parking for multiple vehicles, together with a garage. The rear garden is low maintenance and well maintained, providing outdoor space without extensive upkeep.

Meir Park offers access to local amenities including supermarkets and everyday shopping facilities at nearby Meir Park Retail areas. A wider range of shops, cafés and services can be found in Longton and Stoke-on-Trent city centre, both reachable by road.



For outdoor space, Meir Park itself and nearby Longton Park (Queens Park) provide open green areas, walking routes and recreational facilities.

Public transport options include access to Longton railway station, which offers services towards Stoke-on-Trent and Crewe, with onward connections to Manchester and Birmingham. Typical journey times to Stoke-on-Trent from Longton are around 8–10 minutes by train. Local bus routes serve Meir Park and surrounding districts, connecting to Meir, Longton and the wider Stoke-on-Trent area, with stops within walking distance depending on the exact route. The A50 is easily reached by car, offering road links towards the M6 and surrounding Staffordshire towns.



PORCH 4' 9" x 3' 5" (1.46m x 1.05m) Entered via a UPVC front door, window to the side elevation.

HALL 11' 5" x 7' 4" (3.50m x 2.24m) Radiator.

LOUNGE 12' 1" x 11' 10" (3.70m x 3.63m) Bay window to the front elevation, feature fireplace, roof mounted fan, radiator.

KITCHEN 11' 1" x 7' 10" (3.40m x 2.40m) Fitted with a range of wall and base units with worktop over, integrated oven and hob with extractor hood over, sink unit with drainer, window to the side elevation, radiator.

UTILITY ROOM 9' 10" x 4' 11" (3.00m x 1.50m) Base units with worktop over, space for appliances, window to the side elevation, door giving access to the conservatory, radiator.

CONSERVATORY 12' 4" x 4' 7" (3.77m x 1.42m) A bright and inviting conservatory featuring UPVC framing and pleasant views over the rear garden, providing an

ideal space for relaxation and enjoying the garden throughout the seasons.

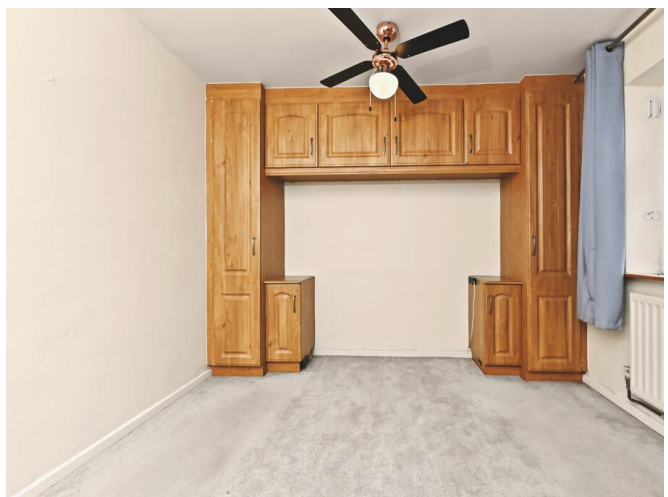
WETROOM 7' 11" x 6' 3" (2.43m x 1.92m) Low level WC, hand wash basin, shower, window to the side elevation, heated towel rail.

BEDROOM ONE 11' 5" x 7' 11" (3.50m x 2.43m) Window to the front elevation, roof mounted fan, radiator.

BEDROOM TWO 12' 9" x 9' 11" (3.89m x 3.03m) Window to the rear elevation, fitted wardrobe and beside units, roof mounted fan, radiator.

BEDROOM THREE 10' 5" x 9' 10" (3.20m x 3.00m) UPVC French patio doors leading to the conservatory, roof mounted fan, radiator.

EXTERNAL The property is approached via a driveway providing ample off-road parking, with a garage situated to the side.



To the rear, there is a lovely, well-maintained, low-maintenance garden featuring patio areas, ideal for outdoor seating and entertaining, all enclosed by fencing for added privacy.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.