



# ESTATE AGENTS

*... the key to a successful move*



**The Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9PY**

**Offers in the  
region of  
£139,950**

\* Beautifully presented two-bedroom end-terrace

\* Sought-after Blythe Bridge location

\* Two spacious reception rooms

\* Modern, well-appointed kitchen

\* Ground-floor bathroom

\* Generous double bedrooms

\* Ideal for first-time buyers or investors

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# The Avenue, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Beautifully Presented Two-Bedroom End-Terrace in Sought-After Blythe Bridge

Occupying a desirable end-terrace position within the ever-popular village of Blythe Bridge, this beautifully presented two-bedroom home effortlessly blends charm, space, and practicality — making it an exceptional choice for discerning buyers.

Upon entering, you are welcomed by two elegant reception rooms, both thoughtfully proportioned and ideal for modern living. Whether used for formal dining, entertaining guests, or relaxing with family, these versatile spaces create a wonderful sense of flow throughout the ground floor.

To the rear of the property, the kitchen is well-appointed with ample storage and preparation space, conveniently positioned alongside the ground-floor bathroom for everyday ease.

The first floor offers two generous double bedrooms, each filled with natural light and finished to provide calm and comfortable retreats.

As an end-terrace, the property enjoys enhanced privacy along with a greater feeling of openness — a feature highly valued by buyers.

Perfectly located within easy reach of local amenities, reputable schools, and excellent commuter links, this impressive home delivers village living without compromise.

A superb opportunity to acquire a stylish, move-in-ready property in a highly regarded location. Early viewing is strongly advised.



# The Avenue, Blythe Bridge, Stoke-On-Trent,



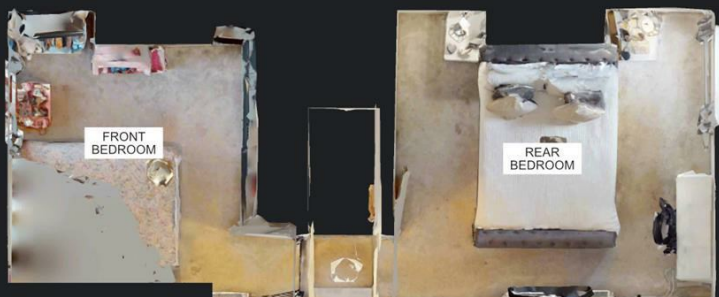
| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) A                                 |         | 81                                                                                                        |
| (81-91) B                                   |         |                                                                                                           |
| (69-80) C                                   |         |                                                                                                           |
| (55-68) D                                   | 58      |                                                                                                           |
| (39-54) E                                   |         |                                                                                                           |
| (21-38) F                                   |         |                                                                                                           |
| (1-20) G                                    |         |                                                                                                           |
| Not energy efficient - higher running costs |         |                                                                                                           |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |

For illustration purposes only. Do not scale.



Ground Floor



First Floor

2 The Avenue, Blythe Bridge FLOOR PLAN



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