



6 Beaumont Rise, Blythe Bridge, Staffordshire ST11 9TU
Realistic offers considered £157,500



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Here we have an unmissable opportunity to purchase a wonderful starter or second time home situated in the heart of Stallington Village. Tucked away down a peaceful cul-de-sac, this modern mews offers an entrance hallway with handy cloakroom off, a lounge with dining area off and a fitted kitchen with built in appliances. Stairs rise from the lounge giving access to the first floor where there is a landing area giving access to the master bedroom with en-suite facilities, two further bedrooms and bathroom with white suite.

The property has the benefit of gas central heating and UPVC double glazing.

Externally the modern home is approached via a tarmac driveway for ample off site parking and there is an enclosed lawned garden with paved patio to the rear.

Let us help you secure this property and make it your home...call today on 01538 751133!

NO UPWARD CHAIN TRANSACTION



The Accommodation Comprises:

Entrance Hall

10'4" x 3'4" (3.15m x 1.02m)

On entering the hallway via a composite front entrance door there is a radiator with cover and wooden flooring.

Guest Cloakroom

5'10" x 3'2" (1.78m x 0.97m)

The downstairs cloakroom has a wash hand basin with vanity unit under, a low flush WC and tiled marble floor. There is a radiator and privacy UPVC window.

Spacious Lounge

14'3" x 12'1" (4.34m x 3.68m)

The lounge is of good size having a wooden fireplace and marble hearth being the focal point of the room. The hardwood wooden flooring flows through from the entrance hall, there is an understairs storage cupboard and good sized UPVC window.

Dining Room

8'9" x 7'1" (2.67m x 2.16m)

The dining room holds enough space for a family sized table and chairs, with the continued wooden flooring and UPVC patio doors giving access to the rear paved patio and garden. An archway leads into the:

Fitted Kitchen

8'9" x 7'8" (2.67m x 2.34m)

The kitchen is fitted with a good range of high and low level units having ample work surface over incorporating an inset stainless steel sink unit situated under a UPVC window. Built in appliances include an electric oven, gas hob and extractor hood. The kitchen has part tiled walls, plumbing for an automatic washing machine, a tiled slate floor and this room houses a Potterton wall mounted gas central heating boiler.

First Floor

Stairs ride from the lounge leading up to the:

Landing

There is a radiator, access to the roof void and a board loft ideal for extra storage. The airing cupboard off contains the property's hot water cylinder.

Master Bedroom

11'8" x 8'3" (3.56m x 2.51m)

The master is fitted with an excellent range of built in bedroom furniture providing ample storage space, there is laminate flooring and a UPVC window.

En-Suite

2'5" x 6'8" (into shower) (0.74m x 2.03m (into shower))

An en-suite provides a shower cubicle with plumbed in shower, a pedestal wash hand basin and low flush WC. The room is fully tiled with a laminate floor and radiator.

Bedroom Two

8'6" x 8'9" (2.59m x 2.67m)

Having laminate flooring, radiator and UPVC window.

Bedroom Three

8'8" x 6'8" (2.64m x 2.03m)

Having laminate flooring, a UPVC window and good sized built in storage cupboard.

Bathroom

5'6" x 6'1" (1.68m x 1.85m)

A white three piece suite which consists of a panelled in bath, pedestal wash hand basin and low flush WC. There are part tiled walls, a tiled granite floor, radiator and privacy window.

Outside

The property stands within a sought after residential estate having a tarmac driveway providing ample on-site parking space to the front elevation. The rear is full enclosed having a lawned garden area, paved patio and established flower borders which happens to be south facing.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage



Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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