



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



**Asking Price    £275,000**

A traditional semi-detached family home occupying a large corner plot in a popular and sought after residential suburb on the outskirts of Blythe Bridge. This really is a lovely house which has been extensively remodelled and upgraded by the current owners to create a comfortable family home which is appointed to the highest of standards throughout. Well proportioned accommodation with open plan living / dining room, stylish kitchen with space for casual dining and downstairs loo, complemented upstairs by three bedrooms and a modern family bathroom. Step outside and you will discover one of the largest garden plots in the area, offering off road parking for a number of vehicles, single garage and the potential to extend without sacrificing too much garden space. A lovely house in a great location - viewing essential.



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<https://www.tgprop.co.uk>





#### Porch

#### Entrance Hall

Welcoming reception area with part glazed composite front door and full height side window, travertine floor tiling extending through to the kitchen. Stairs to the first floor landing with storage below. Radiator.

#### Lounge / Dining Room

A lovely dual aspect open plan lounge / dining room with engineered oak flooring throughout. The lounge area to the rear has French doors to the rear opening to the patio and chimney breast with period style marble fireplace and living flame gas fire. TV aerial connection. Radiator. Decorative cornice and picture rail throughout.

The dining area has a window to the front of the house and chimney breast.

#### Kitchen

A smart & stylish kitchen with space for casual dining. Featuring an extensive range of wall and base cabinets with white high gloss doors and contrasting black quartz work surfaces with under set 1½ bowl sink unit with chrome mixer tap. Integrated appliances comprising; stainless steel gas hob with matching extractor hood and built-under electric double oven, fully integrated dish washer, refrigerator and freezer. Inset low energy lighting and two large windows to the side of the house. Space for a small dining table and contemporary vertical radiators.

#### Rear Porch

With upvc half glazed 'back door' and cloaks cupboard.

#### Cloakroom & WC

White modern suite comprising; enclosed cistern WC and hand basin. Chrome heated towel radiator, ceramic wall tiling to full height and wood effect floor.

#### Landing

Access hatch to loft space and window to the side of the house.

#### Bedroom 1

Double bedroom with window to the rear of the house. Wooden floor. Installation for wall mounted TV. Radiator.

#### Bedroom 2

Double bedroom with window to the front of the house. Wooden floor. Installation for wall mounted TV. Radiator.

#### Bedroom 3

Single bedroom with window to the front of the house. Wooden floor. Radiator.

#### Bathroom

Stylish modern bathroom with suite featuring; bath with shower over and glass shower screen, vanity basin & WC. Part ceramic

tile walls and tiled floor. Windows to the side and rear of the house. Radiator.

#### Outside

The house occupies one of the larger plots on Greenacres Avenue with gardens to the front, side and rear of the house, offering oodles of off road parking together with a detached brick built single garage to the rear. The gardens are fully enclosed featuring a lawn area and hedge / fence borders and there is a large paved patio area to the rear of the house. Plenty of room to extend the property without sacrificing too much garden space.

#### General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.

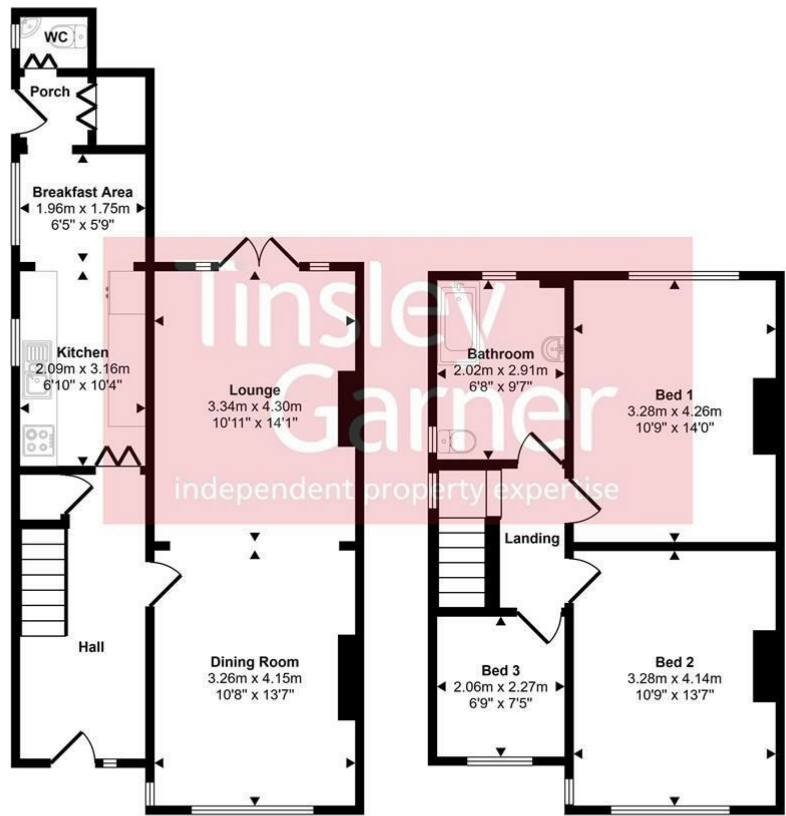
Vacant possession on completion







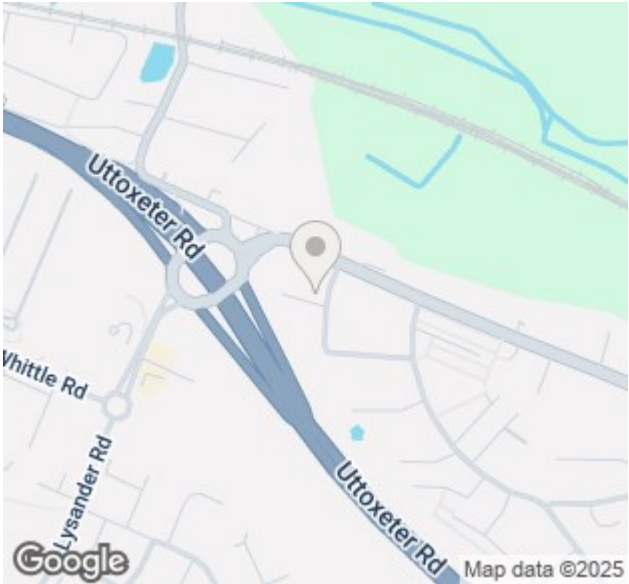
Approx Gross Internal Area  
99 sq m / 1065 sq ft



Ground Floor  
Approx 54 sq m / 580 sq ft

First Floor  
Approx 45 sq m / 485 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		70	78
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		55	69
EU Directive 2002/91/EC			