



# ESTATE AGENTS

*... the key to a successful move*



**Limewood Close, Blythe Bridge, Stoke-On-Trent,  
Staffordshire, ST11 9NZ**

**£215,000**

\* FANTASTIC PROPERTY \* FANTASTIC LOCATION!

\* IDEAL FOR FIRST TIME BUYERS

\* ENTRANCE HALL \* LOUNGE\* DINING ROOM

\* KITCHEN \* UTILITY

\* BATHROOM

\* LARGE DRIVE

\* FRONT AND REAR GARDEN \* GARAGE

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Limewood Close, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

An opportunity to purchase a well presented semi detached house situated in the popular village of Blythe Bridge close to local amenities and within easy access of the A50 Stoke - Derby link road and Hanley city centre. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility and cloaks. To the first floor there are three bedrooms and a bathroom, externally there is a block paved drive providing ample parking and leading to an integral garage. Additional benefits include uPVC double glazing and gas fired central heating.

### GROUND FLOOR

#### ENTRANCE HALL

**LOUNGE 14'1" x 13'1" (4.3m x 4m)**

**DINING ROOM 9'10" x 8'10" (3m x 2.7m)**

**KITCHEN 14'9" x 10'5" (4.5m x 3.2m)**

**UTILITY 13'1" x 4'7" (4m x 1.4m)**

**CLOAKS 3'7" x 2'7" (1.1m x 0.8m)**

### FIRST FLOOR

**BEDROOM ONE 12'1" x 9'10" (3.7m x 3m)**

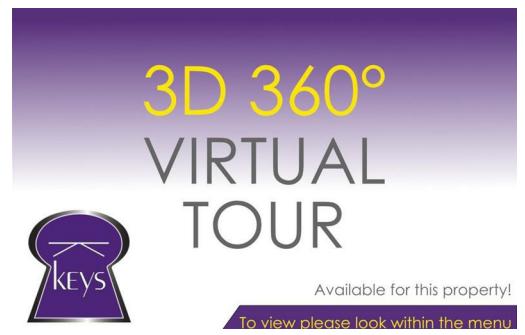
**BEDROOM TWO 9'2" x 8'10" (2.8m x 2.7m)**

**BEDROOM THREE 9'2" x 6'6" (2.8m x 2m)**

**BATHROOM 7'6" x 5'2" (2.3m x 1.6m)**

### EXTERNALLY

Off road parking leading to integral single garage, gardens to the rear.



# Limewood Close, Blythe Bridge, Stoke-On-Trent,

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Council Tax Band

For details of council tax band telephone  
0845 605 3010 Staffordshire Moorlands

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

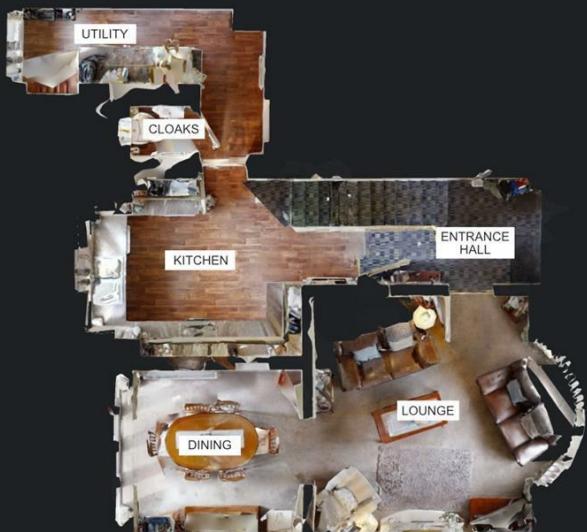
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

## Limewood Close, Blythe Bridge FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required