



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Barlstone Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9PJ**

**Offers in the  
region of  
£300,000**

\* GREAT FAMILY HOME \* DETACHED DORMER BUNGALOW

\* LOUNGE \* DINING ROOM \* STUDY

\* KITCHEN \* UTILITY

\* TWO BATHROOM'S

\* GOOD SIZED BEDROOMS

\* REAR GARDEN \* OFF ROAD PARKING

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

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

## ACCOMMODATION

### DESCRIPTION

What an absolutely, beautiful family home, the space downstairs is fantastic and all the bedrooms are doubles! Located just off Stallington Road in Blythe Bridge, close to local amenities and within easy access of the A50 Stoke - Derby link road, Hanley city centre and the market towns of Uttoxeter and Leek. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility, study, games room, bedroom and a bathroom. To the first floor are two excellent sized bedrooms and a shower room. Externally there is a block paved drive providing ample parking and an enclosed rear garden lawned garden. Additional benefits include uPVC double glazing and gas central heating.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor.

#### LOUNGE 18'0" x 11'9" (5.5 x 3.6)

Feature fire surround, ceiling light point, radiator, T.V. aerial point, door leading to the office, uPVC patio doors leading to outside.

#### DINING ROOM 15'8" x 11'9" (4.8 x 3.6)

Feature fire surround, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window, walk in bay with front aspect.

#### KITCHEN 13'5" x 12'9" (4.1 x 3.9)

Fitted with a range of wall and base units and co-ordinating work tops, Range cooker, Belfast sink and drainer with mixer tap, integrated fridge/freezer, dishwasher and washing machine. Ceiling light point, radiator, uPVC double glazed window.

#### UTILITY 7'10" x 7'6" (2.4 x 2.3)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap, plumbing for washing machine, venting for a dryer. Spot lights, radiator, uPVC double glazed window, uPVC exterior door.

#### OFFICE SPACE 9'2" x 7'2" (2.8 x 2.2)

Perfect for anyone working at home and there is also a storage cupboard. Access to the utility and an arch way to the hobby/gym room.

#### HOBBY ROOM/GYM 9'10" x 7'2" (3.0 x 2.20)

Currently being used as a home gym but would also be suitable for a play room or gaming room. Ceiling light point, uPVC double glazed window with front aspect.

#### BEDROOM ONE 12'1" x 9'6" (3.7 x 2.9)

Ceiling light point, radiator, uPVC patio doors leading to outside.

#### BATHROOM 5'10" x 5'10" (1.8 x 1.8)

Fitted with a three piece white suite comprises: Panelled bath, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### FIRST FLOOR

#### BEDROOM TWO 16'0" x 14'1" (4.9 x 4.3)

Ceiling light point, radiator, uPVC double glazed windows.

#### BEDROOM THREE 12'1" x 14'1" (3.7 x 4.3)

Ceiling light point, radiator, uPVC double glazed windows.

#### BATHROOM 9'10" x 10'5" (3.0 x 3.2)

Fitted with a three piece white suite comprises: Separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Spot lights, radiator, uPVC double glazed window.



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

## EXTERNALLY

To the front is a block paved drive providing ample off road parking. To the rear is an enclosed rear garden with patio seating area, decked seating area and a lawn.

## 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.

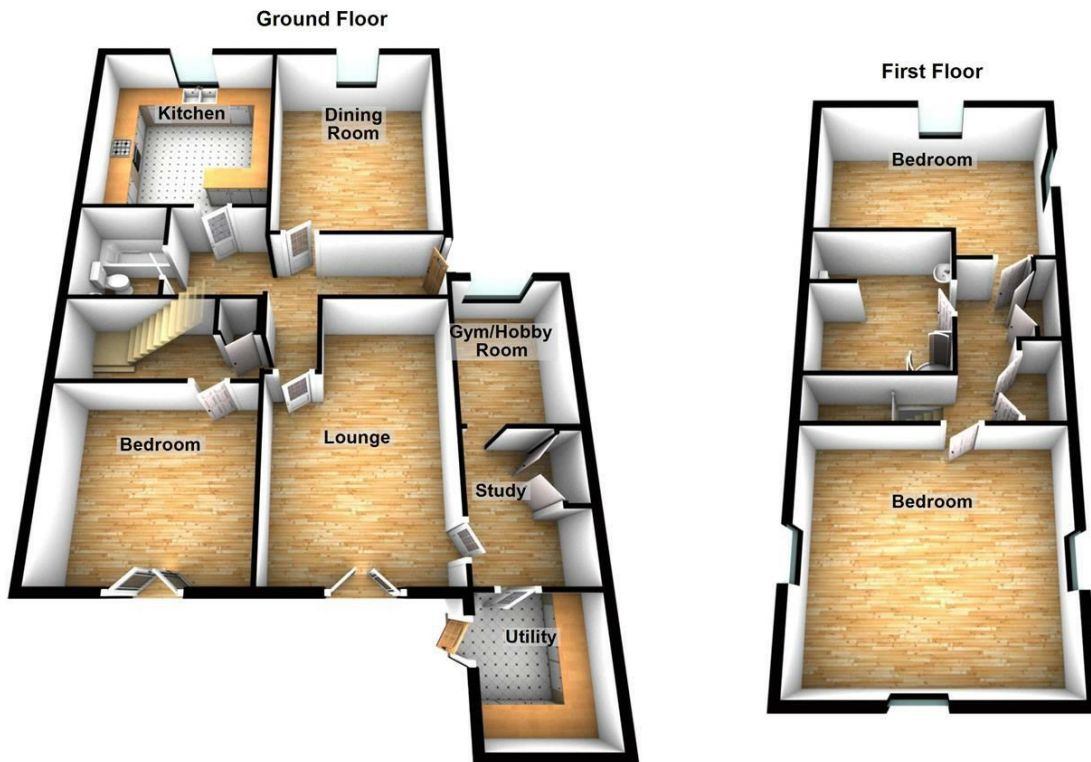
Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale. Dimensions are approximate.  
Plan produced using PlanUp.

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 purchasers 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.

**YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**  
Written quotations of credit terms available on request. A life assurance policy may be required