



ESTATE AGENTS

... the key to a successful move



**Uttoxeter Road, Blythe Bridge, Stoke-On-Trent, Staffordshire,
ST11 9JR**

**Offers in the
region of
£279,950**

*** FOUR BEDROOM DETACHED HOUSE * VERY DESIRABLE LOCATION**

*** EXCELLENT SIZED BEDROOMS * SPACIOUS LOUNGE**

*** GARAGE/OFF ROAD PARKING * GREAT REAR GARDEN**

w: www.keysestateagents.co.uk

Uttoxeter Road, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Well this beautifully designed family home is definitely worth considering, it has been well maintained by its current owners and is ready for a new occupier. The accommodation comprises: entrance hall, lounge, dining room, kitchen and cloaks. To the first floor there are three good sized bedrooms and a family bathroom. On the first floor there is a master bedroom with dressing area and en suite. Externally there is a garage and gardens to the rear and side. Conveniently located in the popular village of Blythe Bridge close to local amenities and within easy access of the A50 Stoke - Derby link road, Hanley city centre and within a short walk from the Derby to Stoke on Trent railway station. Additional benefits include uPVC double glazing and gas central heating.

ENTRANCE HALL

LOUNGE 21'3" x 10'10" (6.5 x 3.31)

Ceiling light point, radiator, uPVC double glazed window, uPVC double glazed French doors leading to outside

DINING ROOM 10'11" x 8'10" (3.33 x 2.70)

Ceiling light point, radiator, uPVC double glazed window.

KITCHEN 12'3" x 7'11" (3.74 x 2.43)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap, built in appliances. Ceiling light point, radiator, uPVC double glazed window.

FIRST FLOOR

BEDROOM TWO 11'6" x 12'7" (3.52 x 3.85)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 14'6" x 8'10" (4.42 x 2.70)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM FOUR 12'3" x 10'10" (3.74 x 3.31)

Ceiling light point, radiator, uPVC double glazed window.

BATHROOM 8'2" x 7'10" (2.51 x 2.41)

Fitted with a four piece white suite comprises: panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

FIRST FLOOR

MASTER BEDROOM 12'11" x 10'11" (3.95 x 3.35)

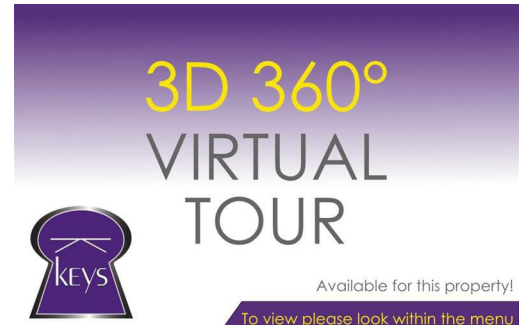
Ceiling light point, radiator, uPVC double glazed window.

EN SUITE 6'11" x 5'4" (2.11 x 1.65)

Fitted with a three piece white suite comprises: Separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

EXTERNALLY

Enclosed rear garden with patio seating area, lawn and border planting. There is an integral garage with an up and over door.



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GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Maintenance Charge

£475 per annum

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 Adviser 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
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	



Ground Floor



Second Floor



First Floor

Millbrook Gardens, Blythe Bridge FLOOR PLAN



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