



ESTATE AGENTS

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Uttoxeter Road, Blythe Bridge, Stoke-On-Trent, ST11 9QA

**Offers in the
region of
£139,950**

A beautifully presented two bedroom mid-terraced home, perfectly blending charm and practicality, featuring a spacious through lounge/diner, generous rear garden and a sought-after Blythe Bridge location ideal for modern village living.

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

ACCOMMODATION

DESCRIPTION

Elegant Two Bedroom Mid-Terraced Residence with Generous Rear Garden

Occupying a pleasant position within the highly regarded village of Blythe Bridge, this charming two bedroom mid-terraced home offers well-balanced accommodation combining character, comfort and practicality.

The property is introduced by a spacious through lounge/dining room, creating an inviting and versatile living environment ideal for both everyday living and entertaining. To the rear, the kitchen provides a functional and well-appointed space, downstairs family bathroom.

To the first floor, there are two generously proportioned bedrooms.

A particular feature of the property is the substantial rear garden, offering an excellent degree of outdoor space with great potential for relaxation, entertaining and further enhancement.

Ideally situated for local amenities, reputable schools and excellent commuter links, this delightful home presents an ideal opportunity for first-time purchasers, downsizers or investors alike.

Viewing is strongly recommended to fully appreciate the accommodation and setting on offer.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		63
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



GROSS INTERNAL AREA
 FLOOR 1 34.8 m² FLOOR 2 26.5 m²
 TOTAL : 61.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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