



# ESTATE AGENTS

*... the key to a successful move*



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

**Offers in the  
region of  
£175,000**

\* A TWO BEDROOM DETACHED BUNGALOW

\* LOUNGE

\* KITCHEN

\* GARAGE \* FRONT AND REAR GARDEN.

\* GREAT LOCATION

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

## ACCOMMODATION

### DESCRIPTION

A good sized Detached Bungalow that has been well maintained by the current owners 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: Lounge, kitchen, two bedrooms and a bathroom, externally there is a drive providing ample parking leading to a tandem garage. Gardens to the front and rear. Additional benefits include uPVC double glazing and gas central heating. NO CHAIN.

### GROUND FLOOR

**LOUNGE 11'6" x 12'5" (3.52 x 3.81)**

**KITCHEN 8'0" x 9'8" (2.46 x 2.95)**

**BEDROOM ONE 10'2" x 10'9" (3.11 x 3.28)**

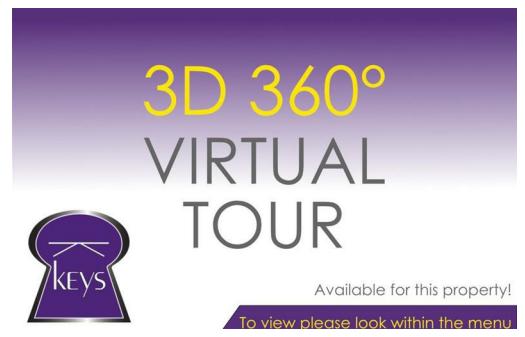
**BEDROOM TWO 10'2" x 9'10" (3.11 x 3.0)**

**BATHROOM 6'5" x 6'7" (1.96 x 2.01)**

### CONSERVATORY

### EXTERNALLY

To the front there is a drive leading to a Tandem garage. To the rear is a well maintained garden which has been designed to be low maintenance



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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

### 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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