



15 Mount Road, Blythe Bridge, Staffordshire ST11 9PZ
Offers around £200,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Have you wished for a traditional semi with great layout, spacious rooms, well built, private garden and plenty of parking in a much sought after area? Well here at Kevin Ford's we have conjured up the perfect property for you! This much loved family home is beautifully presented throughout and offers generous living space to briefly comprise an entrance hall, spacious lounge with a feature brick fireplace, fitted kitchen with dining area and a side passage with access to a handy utility room, guest cloakroom & boiler room. Upstairs there are three good sized bedrooms and a family bathroom with modern suite. An added benefit to the property is a further staircase which leads up from the landing area to another bedroom with its very own en-suite facilities! Externally the rear garden is pleasant with a lovely seating/patio area, lush green lawn and well stocked beds and borders. To the front we have a generous driveway and lawned garden frontage. With scenic walks on your doorstep, sought after local schools and excellent commuter links make Blythe Bridge the place to be! Do not delay your viewing appointment by calling (01538) 751133!!



The Accommodation Comprises:

Entrance Hall

14'6" x 6'9" (4.42m x 2.06m)

On entrance via a composite front door with UPVC side panels, the hallway offers a laminate floor, under stairs storage area and single radiator.

Lounge

16'10" (into bay) x 11'10" (5.13m (into bay) x 3.61m)

The lounge is attractive in style with UPVC bay window and feature fireplace with wooden mantel and slate hearth housing a fantastic log burner. The room is finished with a double radiator.

Kitchen/Dining Area

8'8" x 19'1" (2.64m x 5.82m)

The kitchen has been fitted with a good range of modern gloss cupboards having wooden work surfaces above. An inset stainless steel sink sits underneath a UPVC window looking out onto the rear garden. There is space for a freestanding cooker, large fridge/freezer and ample room for a dining table. The flooring is laminate, a double radiator and UPVC patio doors and side panels open out onto the paved patio area & garden.

Side Passage

14'6" x 3'2" (4.42m x 0.97m)

The passageway has a tiled floor, single radiator and two UPVC entrance doors.

Utility Room

6'0" x 5'2" (1.83m x 1.57m)

Having a single wall unit with plumbing and space for an automatic washing machine underneath, work surface and a UPVC window.

Cloakroom

3'11" x 4'9" (1.19m x 1.45m)

The guest cloakroom offers a wash hand basin with a low flush WC and a tiled floor.

Boiler Room

2'8" x 4'9" (0.81m x 1.45m)

The tiled floor flows through and this room houses the wall mounted gas central heating boiler.

First Floor

Stairs from the Entrance Hall lead to the:

Landing

With side UPVC window.

Bedroom One

11'0" x 11'10" (3.35m x 3.61m)

The bedroom is a double in size offering a UPVC window and single radiator.

Bedroom Two

9'8" x 11'10" (2.95m x 3.61m)

Another double room with single radiator & UPVC window.

Bedroom Three

7'11" x 8'11" (2.41m x 2.72m)

Single radiator & UPVC window.

Bathroom

7'8" x 6'6" (2.34m x 1.98m)

The family bathroom has a 'P' shaped bath with mixer tap, plumbed in shower over and a glass side screen, the wash hand basin sits within a vanity unit and there is a low flush WC. The room has a laminate floor, feature radiator, modern inset spotlighting and UPVC window.

Outside

The property stands within a level plot offering a good sized driveway for several vehicles to the side and a lawned garden to the front elevation enclosed by established hedging. The rear of the property has a good sized lawned garden area with flower borders and a paved patio area ideal for outside entertainment during the summer months.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





