

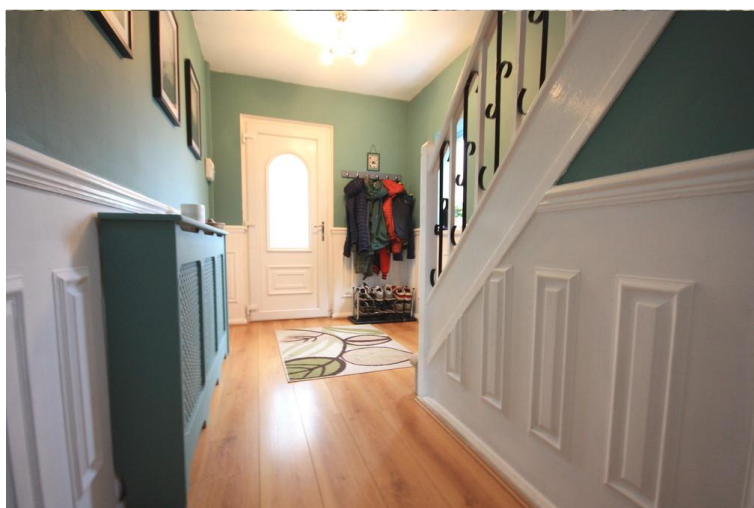


Mount Road
Blythe Bridge, ST11 9PZ

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZED DRIVEWAY
- LOVELY REAR GARDEN
- FORSBROOK RECREATIONAL CENTRE SITUATED NEARBY
- UPVC D/G & GAS C/HEATING FROM RECENT COMBI BOILER
- POPULAR & CONVENIENT LOCATION

£212,000





Property Description

INTRO

A beautifully presented and spacious three bedroom semi detached house new on the market! Featuring a lovely open outlook to the rear, and internally comprising entrance porch and spacious hallway, lounge, through into a dining room, kitchen, downstairs cloaks/w.c, and to the first floor the three bedrooms and a bathroom. A driveway provides parking for multiple vehicles and to the rear is a well presented laid to lawn garden. UPVC double glazing and gas central heating from a recently installed gas combi boiler. Not one to be missed - Get in touch today to register your interest!

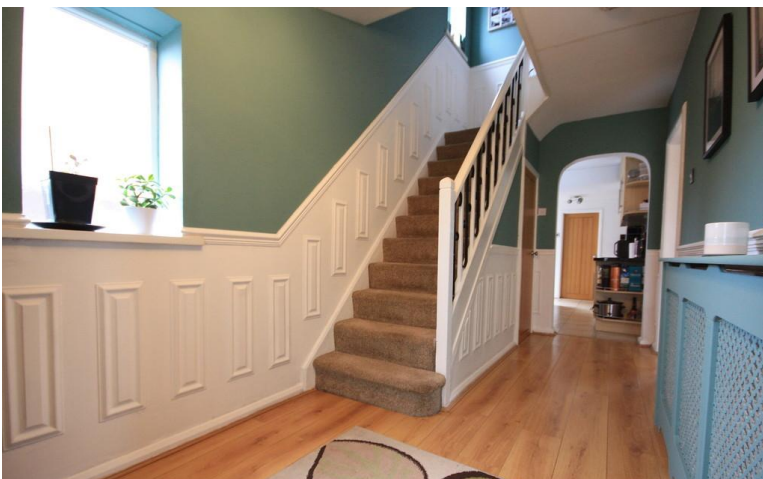
DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST11 9PZ. The property can be identified by our For Sale sign.

ENTRANCE PORCH

Entered through double UPVC doors.

ENTRANCE HALL





15'11 x 6'9

UPVC front entrance door. Stairs to the first floor. Alarm panel. Radiator. Understairs store, window to the side elevation, gas meter.

LOUNGE

13' 8" x 12' 1" (4.17m x 3.68m)

Sliding UPVC door to the rear. Gas fire with surround. Coving to the ceiling. Laminate flooring.

DINING ROOM

12' x 11' 11" (3.66m x 3.63m)

Window to the front elevation. Coving to the ceiling. Radiator. Laminate flooring.



KITCHEN

13' 6" x 9' 6" reducing to 6'8" (4.11m x 2.9m)

Comprising a range of base and wall mounted cupboard units with worksurface above. Single drainer sink unit. Built in electric oven and grill, gas hob with extractor over. Splash back tiling, tiled floor. Glow Worm Ultimate 30c Gas Combi Boiler. Space and plumbing for a washing machine and dryer. Cupboard housing electric consumer unit and meter. Window to the rear. UPVC side access door.

CLOAKS/W.C

5' 8" x 5' 3" (1.73m x 1.6m)

Low level W.C, wash hand basin. Tiled floor. Electric radiator. Extractor fan.



FIRST FLOOR LANDING

Window to the side. Access to the loft, being boarded out. Doors to:

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m)

Window to the rear. Radiator.

BEDROOM TWO

12' x 11' 1" (3.66m x 3.38m)

Window to the front. Radiator.

BEDROOM THREE

8' 10" x 8' 1" (2.69m x 2.46m)

Window to the front. Radiator.



BATHROOM

7' 10" x 6' 9" (2.39m x 2.06m)

Suite comprising: bath with shower over, shower screen, low level W.C, wash hand basin. Tiled walls, tiled floor. Spotlights to the ceiling. Chrome towel rail. Opaque window to the rear.



EXTERNALLY

FRONTAGE

A block paved driveway provides parking for multiple vehicles. Entered via iron gates, and enclosed by a wall and fencing.

REAR GARDEN

A landscaped and laid to lawn garden with a block paved patio. Through access to the side/front of the property. Raised gravelled borders. Enclosed by fencing. Storage container also with power and lighting. A store room attached to the rear of the building is entered via a UPVC door. Forsbrook Recreational Centre is situated directly behind the property featuring a pleasant rear outlook.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

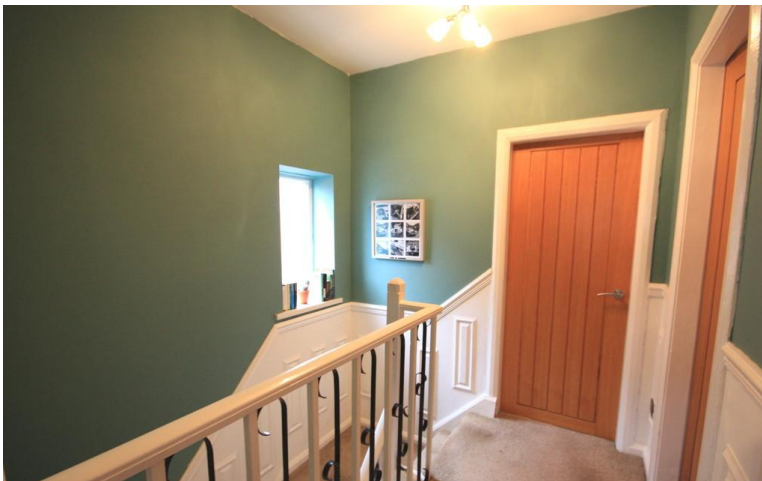
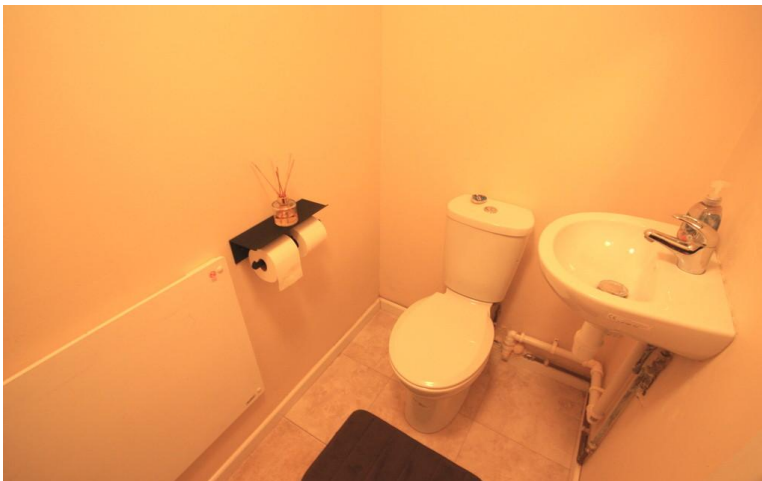
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke-on-Trent City Council.

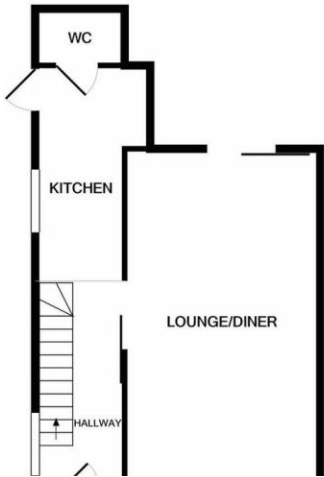
COUNCIL TAX BAND

EPC RATING (PDF available online)

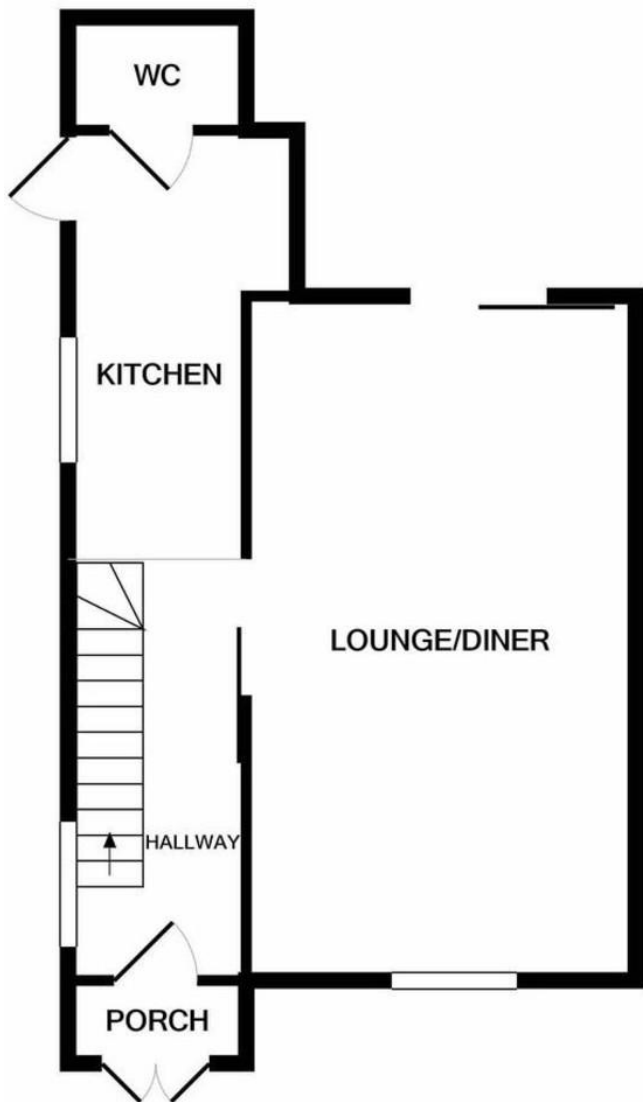


Current: 47E Potential: 81B

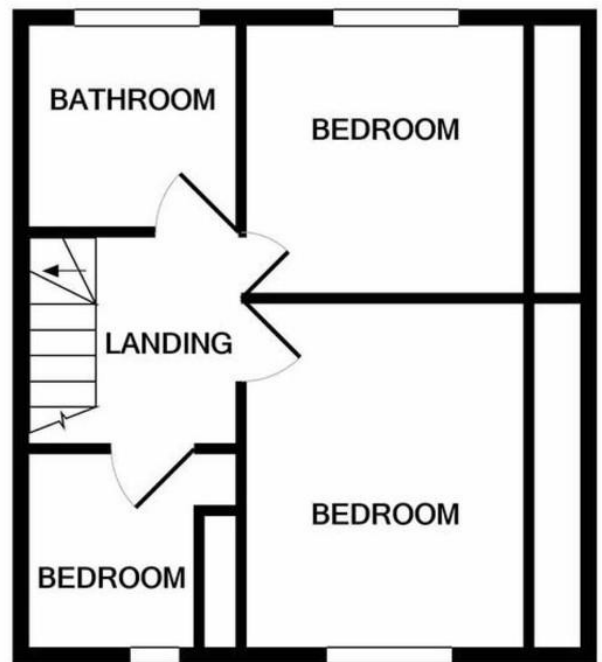








GROUND FLOOR



1ST FLOOR



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 Stoke-On-Trent
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 ST7 1EA

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 01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements