



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Ridgway Drive, Blythe Bridge, Stoke-On-Trent, ST11 9HN**

**Offers in the  
region of  
£176,000**

\* A FANTASTIC OPPORTUNITY TO PURCHASE A FAMILY HOME

\* THREE DOUBLE BEDROOMS

\* SPACIOUS LOUNGE \* KITCHEN/DINER

\* REAR PORCH

\* BATHROOM \* SHOWER ROOM

\* LARGE DRIVEWAY

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Ridgway Drive, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A beautiful property which has been well maintained by its current owners, located 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: Entrance hall, lounge, kitchen/diner, rear porch and to the first floor three bedrooms and a family bathroom. Externally there is a drive providing ample parking and a rear garden. Additional benefits include uPVC double glazing and gas central heating.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs to the first floor.

#### LOUNGE 16'0" x 11'1" (4.9 x 3.4)

Feature fire surround housing a living flame gas fire, ceiling light point, radiator, uPVC double glazed windows with dual aspect.

#### KITCHEN/DINER 16'0" x 14'1" (4.9 x 4.3)

Fitted with a range of wall and base units and co-ordinating worktops. Belfast sink with mixer tap, gas cooker point, space for appliances. Ceiling light point, radiator, uPVC double glazed window with dual aspect.

#### REAR PORCH 7'10" x 7'6" (2.4 x 2.3)

Plumbing for washing machine, ceiling light point, store cupboard, uPVC exterior door.

### FIRST FLOOR

#### STAIRS LANDING

Ceiling light point, radiator, Separate w.c.

#### BEDROOM ONE 10'5" x 10'9" (3.2 x 3.3)

Ceiling light point, radiator, uPVC double glazed window with front aspect.

#### BEDROOM TWO 10'5" x 10'2" (3.2 x 3.1)

Ceiling light point, radiator, separate shower enclosure, uPVC double glazed window with front aspect.

#### BEDROOM THREE 6'10" x 9'2" (2.1 x 2.8)

Ceiling light point, radiator, uPVC double glazed window with rear aspect.

#### BATHROOM 5'2" x 8'2" (1.6 x 2.5)

Fitted with a three piece white suite comprises: panelled bath, pedestal wash hand basin, low level. Ceiling light point, radiator, uPVC double glazed window.

### EXTERNALLY

To the front is a tarmac drive providing off road parking. To the rear is an enclosed rear garden with artificial grass and Indian stone patio seating area.

## 3D 360° VIRTUAL TOUR



Available for this property!

To view please look within the menu.

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# Ridgway Drive, Blythe Bridge, Stoke-On-Trent,

## 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.

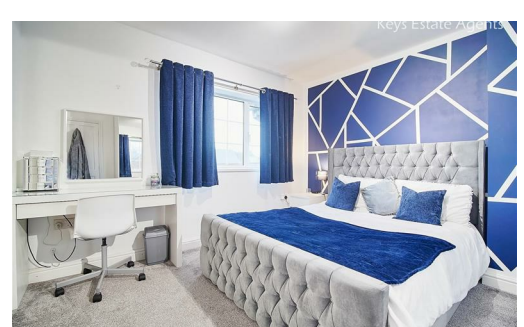
Subject to contract. Vacant possession on completion.

## 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.

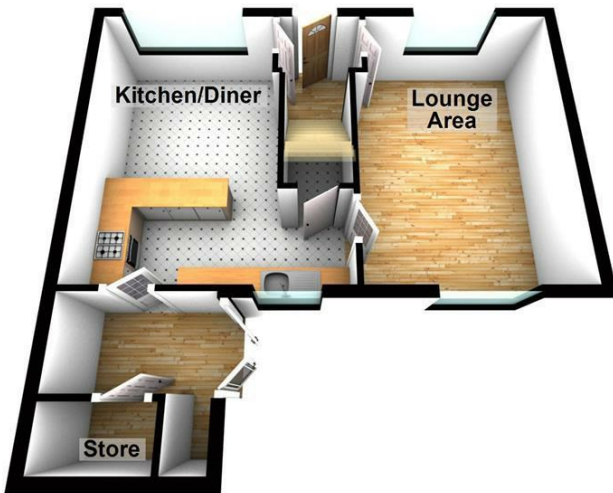
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 CO2 emissions</i>		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**



**First Floor**



For illustrative purposes only. Not to scale. Dimensions are approximate  
Plan produced using PlanUp.

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