



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

**Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,
Staffordshire, ST11 9JU**

**Offers in the
region of
£259,950**

* PERFECT FOR THE GROWING FAMILY, THIS OUTSTANDING FOUR BEDROOM DETACHED HOUSE

* ENTRANCE HALL * LOUNGE * KITCHEN/DINER

* CLOAKS

* BATHROOM

* FRONT AND REAR GARDEN * GARAGE

w: www.keysestateagents.co.uk

Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An opportunity to purchase an immaculate four bedroom detached house providing excellent accommodation for the growing family, situated in a mature popular area of Blythe Bridge the detached property comprises: Entrance hall, lounge, kitchen/diner, cloaks and to the first floor four bedroom and a family bathroom. Additional benefits include uPVC double glazing and gas central heating, externally there is a drive providing excellent parking leading to a detached, front and rear garden. NO CHAIN

GROUND FLOOR

ENTRANCE HALL

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

CLOAKS

Fitted with a pedestal wash hand basin, low level w.c. Ceiling light point, radiator.

LOUNGE 12'9" x 12'1" (3.9 x 3.7)

Feature fire surround, ceiling light point, radiator, uPVC double glazed window.

KITCHEN/DINER 9'6" x 22'3" (2.9 x 6.8)

Fitted with a range of wall and base units and co-ordinating work tops, built in single electric oven, four ring gas hob, space for appliances. Ceiling light point, radiator, uPVC double glazed, uPVC sliding patio doors leading to outside.

FIRST FLOOR

BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 10'5" x 10'9" (3.2 x 3.3)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 6'7" x 11'9" (2.03 x 3.6)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM FOUR 8'10" x 8'10" max (2.7 x 2.7 max)

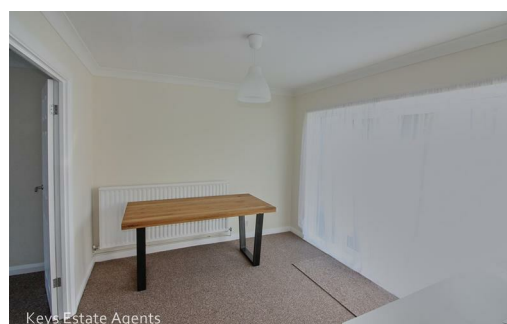
Ceiling light point, radiator, uPVC double glazed window.

BATHROOM 5'2" x 5'10" (1.6 x 1.8)

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

EXTERNALLY

To the front is a block paved drive leading to a detached garage. There are gardens to the front and rear predominantly laid to lawn.



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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.

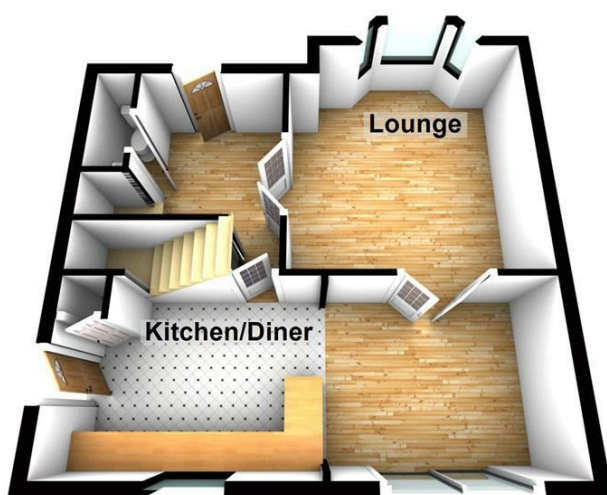
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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