

8 Blythe Road

Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Stoke-On-Trent
ST11 9BU

* This immaculately presented three / four bedroom detached bungalow offers deceptively spacious accommodation and may be of interest to families as well as those looking for a retirement property.

* Situated in a quiet location at the end of a cul-de-sac, the property offers easy access to the A50 Stoke - Derby link road, the popular market towns of Uttoxeter and Leek and the local villages of Blythe Bridge and Forsbrook.

* The spacious accommodation briefly comprises: Entrance Hall, Inner Hallway, split-level 'L' shaped Living room and Dining Area, Conservatory, Kitchen, Bedroom Four / Study, Three additional Bedrooms, Master with En-Suite, all with fitted wardrobes, plus a Shower Room.

* Additional benefits include Upvc double glazing and gas central heating; externally there is a detached garage over the road with electric door, power and lighting, additional parking space and well maintained gardens to the front and rear aspects with display borders and greenhouse.

* A viewing of the property comes highly recommended and is offered For Sale with No Upward Chain involved.

Offers In The Region Of £375,000

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Leek - 01538 383344

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General Information

Entrance Hall
Parquet flooring. Radiator.

Kitchen
Extensive range of wall and base units. Belfast sink unit with mixer tap. Tiled floor. Radiator. Double electric oven. Gas hob with extractor unit above. Plumbing point. Side door. Integrated fridge and freezer.

Living Room
Parquet flooring. Electric fire. Coving. Sliding doors to front. Open plan area leading down to:

Dining Area
Radiator. Parquet flooring. Sliding doors to:

Conservatory
Radiator. Rear door.

Bedroom / Study
Radiator. Parquet flooring. Coving.

Inner Hallway
Parquet flooring. Radiator x 2. Storage cupboard. Coving. Loft access - with pull down ladder, partly boarded for storage.

Shower Room
Corner shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor.

Master Bedroom
Radiator. Fitted range of units and wardrobes. Coving.

En-Suite
Double shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Heated towel rail.

Bedroom
Radiator. Fitted range of units and wardrobes. Coving.

Bedroom
Radiator. Storage cupboard.

Outside
Detached garage over the road with electric door, power and lighting, additional parking space and well maintained gardens to the front and rear aspects with display borders and greenhouse.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Method of Sale
The property is offered for sale by private treaty.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.



Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

Viewing
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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