

# Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



2 Barlstone Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9PJ

Open To Offers

£230,000



- Watch Our Online Video Tour!
  - Corner Plot
  - Two Bedrooms
  - UPVC Double Glazing
  - Shower Room
- Detached Bungalow
  - Close To Village Centre
  - Double Garage
  - Gas Central Heating
  - No Chain!

This individual detached bungalow has been the pride and joy of the present owners for many years and it occupies a really prime location within walking distance of the centre of the village of Blythe Bridge.

Set within low maintenance landscaped gardens and featuring accommodation with UPVC double glazing, gas central heating and two bedrooms. Also with the benefit of a modern shower room, large utility room and a driveway from Barlstone Avenue leading to a detached double length garage.

We are sure that you will want to carry out some selective updating of the property but this really is a rare opportunity to buy such a distinctive bungalow in a desirable location.

See our online virtual tour and for more information call or e-mail us.



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## PORCH

UPVC double glazed front door and UPVC double glazed windows with fitted vertical blinds. Radiator.

## ENTRANCE HALL

Fitted carpet. Double radiator. Access to the boarded loft by a loft ladder.

## LOUNGE

15'11" max into bay x 12'11" (4.85 max into bay x 3.94)

Fitted carpet. Double radiator. UPVC double glazed window with security shutter. Feature fireplace with living flame gas fire.

## BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes to the whole of one wall.

## BEDROOM TWO

Fitted carpet. Radiator. UPVC double glazed window. Range of fitted wardrobes to the whole of one wall.

## SHOWER ROOM

6'9" x 6'0" (2.06 x 1.83)

Tiled floor and walls. White wash basin within a fitted unit, wc also within a fitted

unit and a walk in shower. UPVC double glazed window. Centrally heated towel rail radiator. Extractor. Airing cupboard with insulated hot water cylinder. Spotlight.

## KITCHEN

9'9" x 9'3" (2.97 x 2.82)

Range of wall cupboards, base units and worktops. Radiator. UPVC double glazed window. Tiled walls.

## UTILITY ROOM

10'0" x 5'11" (3.05 x 1.80)

Plumbing for washing machine. Tiled walls. UPVC double glazed windows and rear door. Concealed gas central heating boiler.

## OUTSIDE

The delightful gardens feature artificial grass lawns and many specimen shrubs and trees.

The bungalow occupies an impressive position on the corner of Stallington Lane and Barlstone Avenue with a driveway from Barlstone Avenue leading to the...

## DETACHED DOUBLE LENGTH GARAGE







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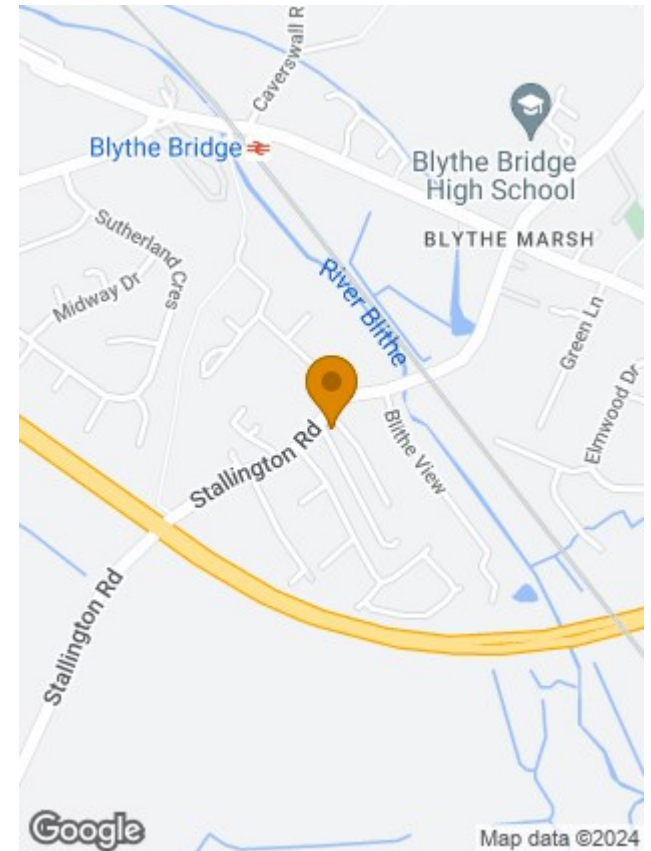
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Google

Map data ©2024



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



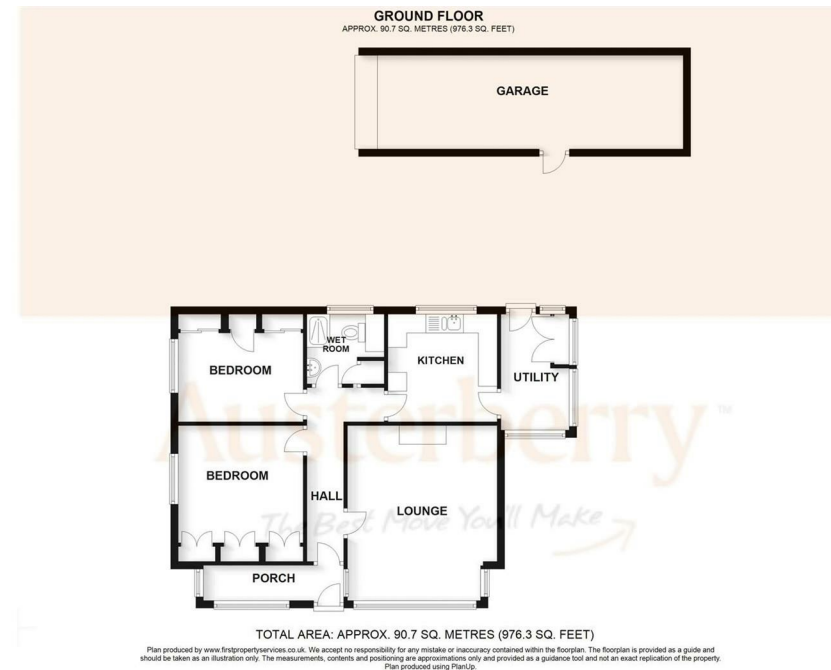
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### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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