





This modern and well-presented home offers stylish, low-maintenance accommodation throughout, making it an ideal purchase for first-time buyers, young families, downsizers, and investors alike.

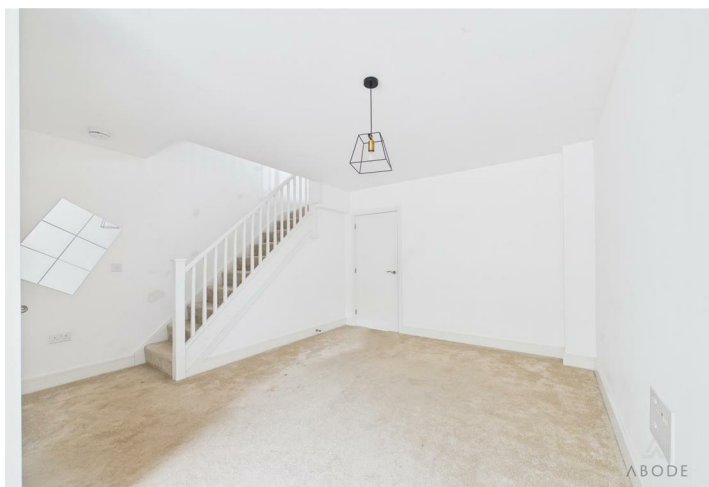
The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, a spacious living room, and a contemporary kitchen/dining room fitted with a range of modern units and ample space for everyday family living and entertaining. A useful cloakroom/WC completes the ground floor accommodation.

To the first floor, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, together with a modern family bathroom finished to a high standard.

Externally, the property enjoys an enclosed rear garden, providing an excellent space for outdoor dining, entertaining, or relaxing, whilst off-road parking adds further convenience.

Situated on a popular residential development in Blythe Bridge, the property is exceptionally well placed for a wide range of local amenities, including shops, schools, public houses, and leisure facilities. Blythe Bridge railway station is also within easy reach, offering regular services to Stoke-on-Trent, Derby, and beyond, making the area particularly appealing to commuters. In addition, the nearby A50 provides excellent road links to Stoke-on-Trent, Uttoxeter, Derby, and the M1 and M6 motorway networks, ensuring convenient travel across the region.

Combining modern living with a highly convenient location, this attractive home offers an excellent opportunity for a variety of purchasers. Early viewing is highly recommended.



Entrance Hallway

WC

Living Room

Kitchen Diner

Landing

Bedroom

Ensuite

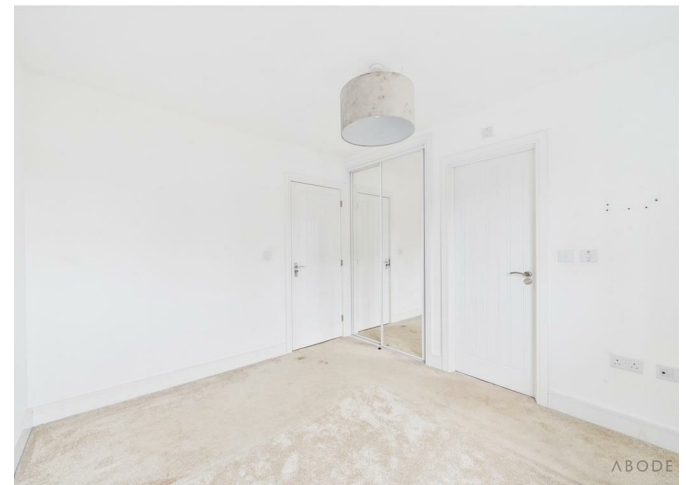
Bedroom

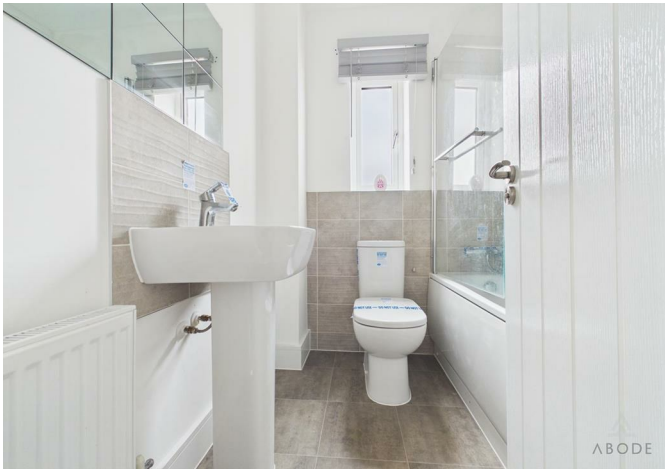
Bedroom

Bathroom

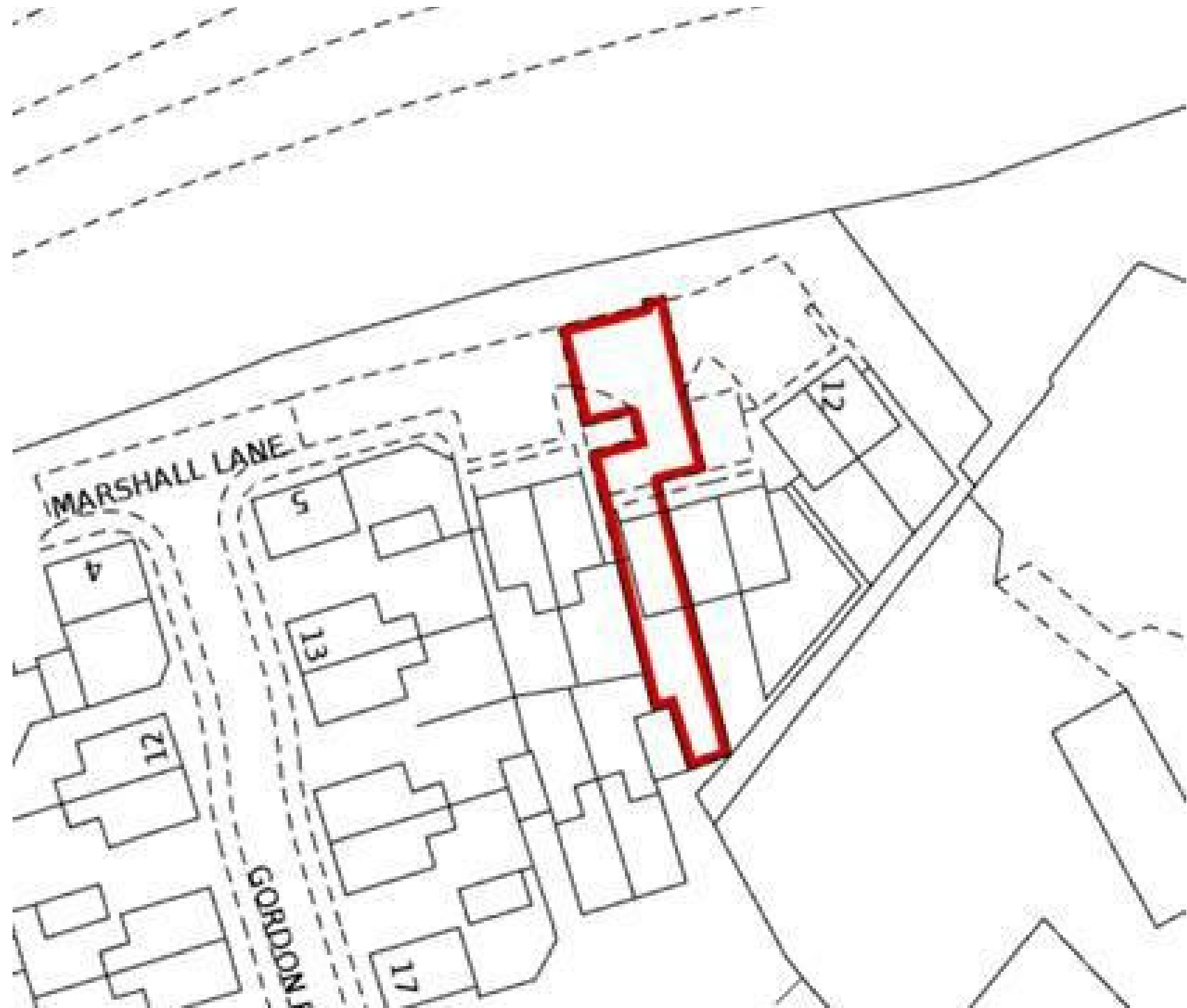
Outside

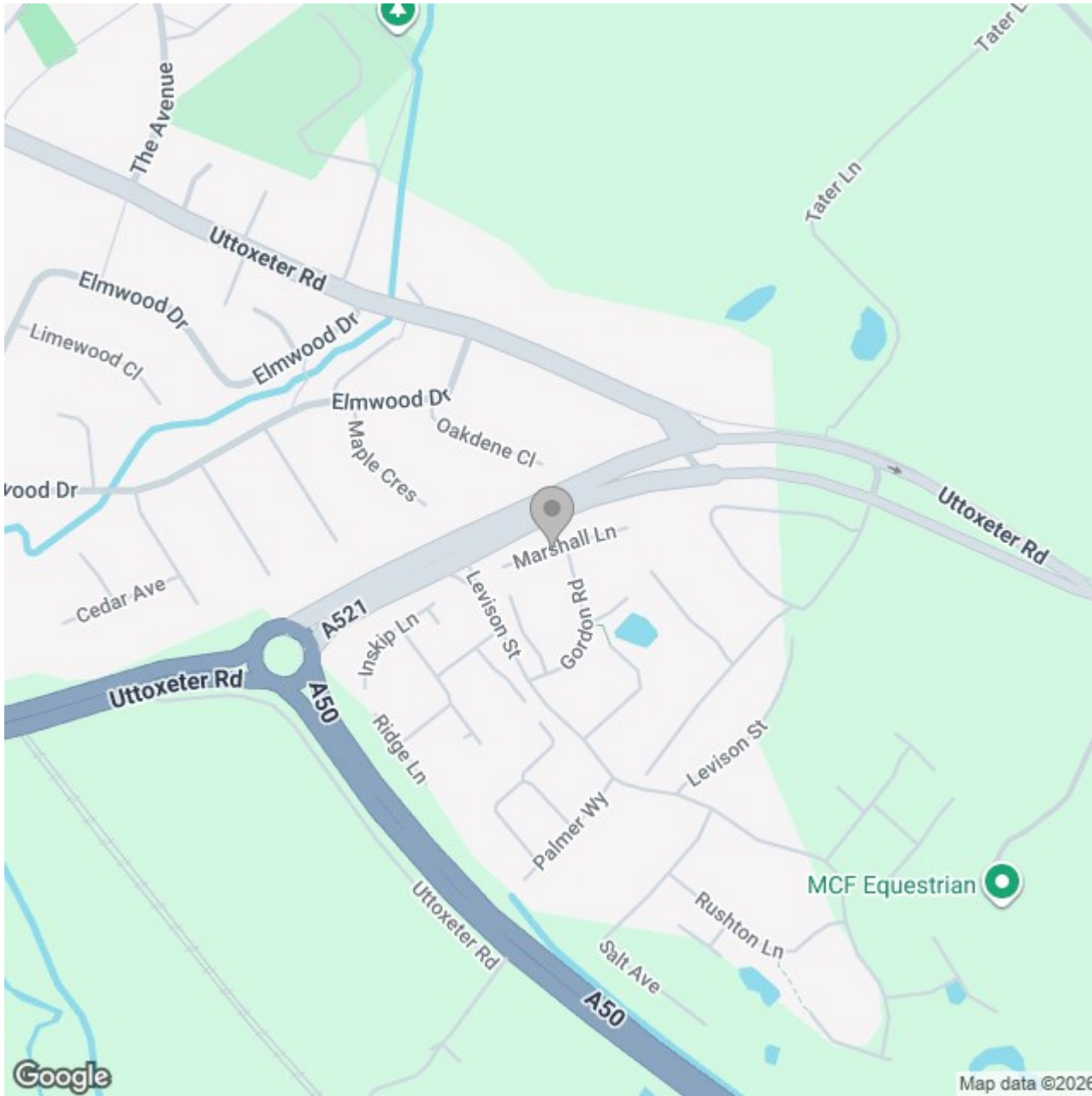












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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	