

**£162,500**

**9 Stallington Road, Blythe Bridge, ST11 9PN**



- FOR SALE WITH NO UPWARD CHAIN
- SEMI-DETACHED COTTAGE
- TWO BEDROOMS

- TWO RECEPTION ROOMS
- LOVELY MODERN KITCHEN
- SPACIOUS BATHROOM

- PRETTY REAR GARDEN
- EXCELLENT VILLAGE LOCATION
- DEDICATED OFF-ROAD PARKING

**FOR SALE WITH NO UPWARD CHAIN IN THIS POPULAR VILLAGE CENTRE.** Cottage-style semi-detached house offering two bedrooms, two reception rooms, modern kitchen, family bathroom and a pretty rear garden. The property has a dedicated off-road parking space and all the conveniences of Blythe Bridge village amenities just a short walk away.

# 9 Stallington Road, Blythe Bridge.

## LOUNGE

3.92m x 3.46m (12'10" x 11'4")

Entrance into the property is via the front UPVC door, into the lounge. A light and bright space, with freshly painted white walls, pale grey flooring, central freestanding electric fireplace. Wall mounted radiator. Front UPVC window overlooking the forecourt garden. The lounge has wide-opening double doors through to the dining room.

## DINING ROOM

3.82m x 2.45m (12'6" x 8'0")

This second reception room offers an area ideal for a dining table and chairs or a cosy family room, open-plan to the kitchen area. White painted walls, pale grey carpet, wall mounted radiator and UPVC double glazed window. Stairs off to the first floor accommodation.

## KITCHEN

4.16m x 2.01m (13'8" x 6'7") max

A modern and well-appointed kitchen, with a range of fitted wall and base units, stainless steel sink-&-a-half with drainer and mixer tap. Space for under-counter fridge & space and plumbing for washing machine. Electric hob with extractor hood above and twin-cavity electric oven & grill beneath. Pale grey painted shaker-style cupboards, with white marble-effect worktop. Wall mounted combi boiler discretely located within a cupboard. Dual-aspect UPVC double glazed window overlooking the rear garden area of the property, with UPVC side door opening on the gravelled patio area.

## STAIRS AND LANDING

3.40m x 1.86m (11'2" x 6'1")

Stairs rise up from the rear reception and kitchen area, to the first floor landing. Doors off to the two bedrooms and family bathroom. Fitted carpet. Wall mounted radiator.

## BEDROOM ONE

3.90m x 3.50m (12'10" x 11'6") max

A lovely double room with a cottage-style feel, having cream painted walls and pale grey carpet, UPVC double glazed cottage-style window and wall mounted radiator.

## BEDROOM TWO

4.10m x 2.01m (13'5" x 6'7")

A second room with cottage-charm. Painted walls in pale cream, fitted carpet, wall mounted radiator and UVPC double glazed leaded window overlooking the rear garden.

## FAMILY BATHROOM

2.40m x 1.91m (7'10" x 6'3") max

Spacious family bathroom with wash hand basin, bath, wc, vinyl flooring and wall mounted radiator. UPVC double glazed frosted-glass leaded window.

## OUTSIDE AREAS

The cottage has a small forecourt garden that is low maintenance with gravel covering and boundary wall. There is a side pathway leading to a gate, which provides secure access to the rear patio and garden area. There is a gravelled patio section and small lawned area, easy to maintain and nicely private. The property has a dedicated parking space within an adjacent driveway.







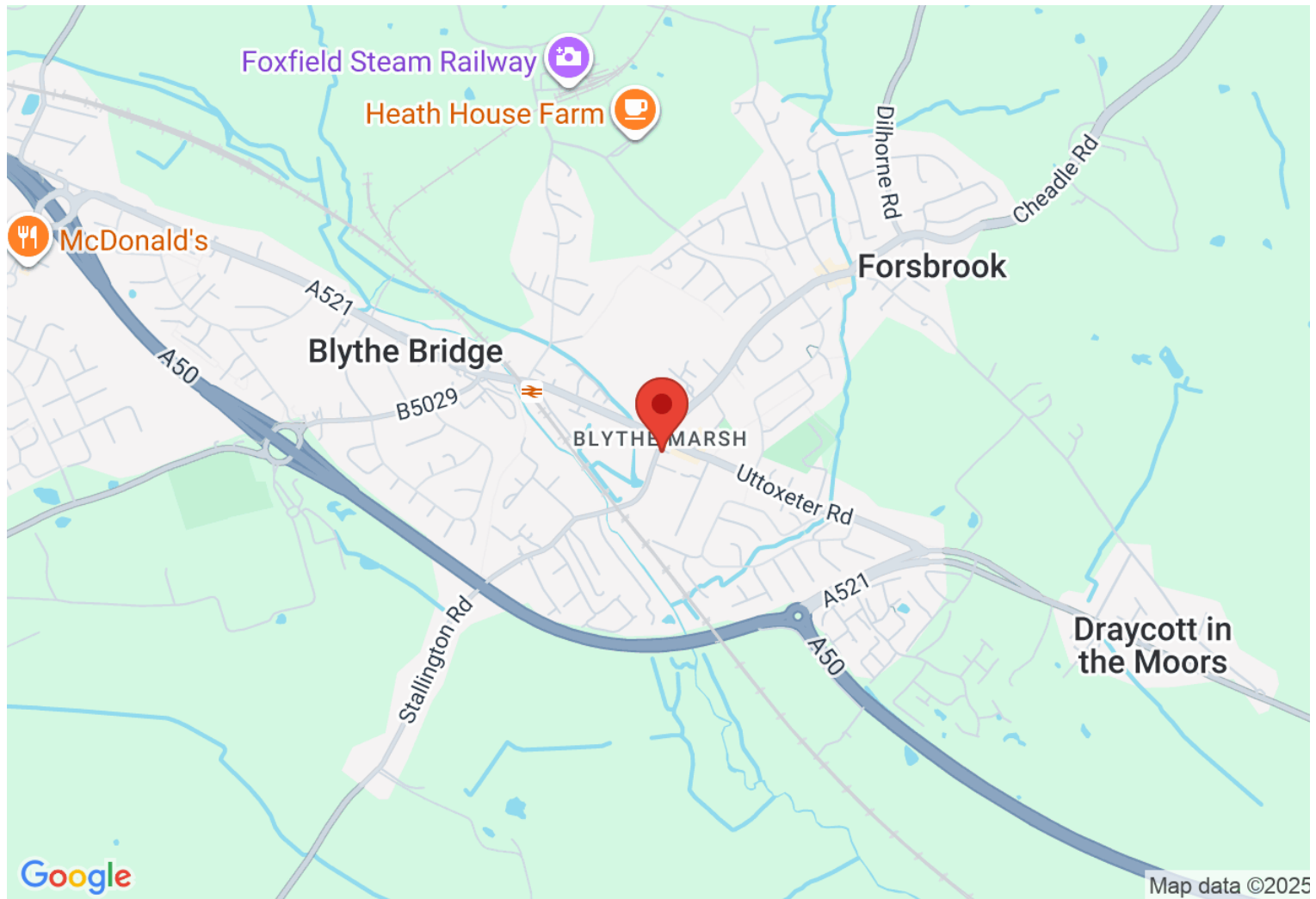








## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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