



# Stallington Road

Blythe Bridge



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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## Lorraine

155 Stallington Road  
Blythe Bridge  
Stoke on Trent, ST11 9PB

\* This truly outstanding Edwardian semi-detached property has been upgraded and improved to the very highest of standards by the current vendors offering a wealth of original features with modern day living comforts.

\* This superb home offers a harmonious balance having an abundance of period features, coupled with high ceilings, deep skirting boards and Minton tile style flooring whilst internally benefitting from a high specification contemporary luxurious interior.

\* The property is located in a highly sought after and well established residential area on Stallington Road offering easy access to the A50 link road and for travelling into The Potteries.

\* The property occupies a very generous sized plot with a driveway providing ample off street parking leading to a double garage / workshop (15'4 x 21'6) with power and lighting.

\* Lawned gardens to front and rear aspects with display borders, sitting areas, greenhouse and an open aspect backing onto fields.

\* An internal inspection of this beautifully appointed family home comes most strongly recommended to fully appreciate the position, plot and the level of work that the vendors have put into the property.

**Price: £495,000**



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Council Tax  
Band

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## ACCOMMODATION

### Entrance Porch

Feature tiled floor. Electric meter. Front doors with stained glass and internal original acid etched door.

### Entrance Hall

Feature tiled floor. Stairs off. Covings. Radiator. Understairs storage. Feature lincrusta panelling

### Living Room 14' x 13' (4.27m x 4.04m)

Exposed wood flooring. Original covings and picture rail. Open fire with feature surround. Bay window.

### Dining Room 13' x 13' 3 (3.96m x 4.17m)

Exposed wood flooring. Feature log burner and surround. Bay window. Radiator. Original covings and picture rail.

### Kitchen / Diner 13'11 x 11'11 (4.24m x 3.63m)

Bespoke fitted kitchen with wall and base units. Belfast sink unit with mixer tap and drainer area. Radiator. Tiled floor. Cooker point. In-set lighting. Built-in storage cupboard one of which houses the gas meter. Plumbing point.

### Rear Hall

Rear door. Tiled floor.

### Utility Room / Shower Room 7'3 x 7'10 (2.21m x 2.39m)

Storage units. Belfast sink unit. Plumbing point. Wall mounted central heating boiler. Tiled floor. Radiator.

### Shower Area 4'6 x 4'10 (1.37m x 1.47m)

Shower cubicle. W.c. Heated towel rail. Tiled walls. Tiled floor.

### Landing Area

Loft access.

### Master Bedroom 13'2 x 10'11 (4.01m x 3.33m)

Exposed wood flooring. Radiator.

### En-Suite 8'6 x 3'9 (2.59m x 1.14m)

Shower cubicle. W.c. Wash basin. Radiator. Exposed wood flooring.

## ACCOMMODATION

### **Bedroom 12'2 x 9'4 (3.71m x 2.84m)**

Exposed wood flooring. Radiator. Feature fire place.

### **Bedroom 13'1 x 11' (3.99m x 3.35m)**

Exposed wood flooring. Radiator. Feature fire place.

### **Bathroom**

Feature roll top bath with feeder shower attachment. W.c. Wash basin. Radiator.

### **Outside**

The property occupies a very generous sized plot with a driveway providing ample off street parking leading to a double garage / workshop (15'4 x 21'6) with power and lighting. Lawned gardens to front and rear aspects with display borders, block paved patio / sitting area, garden shed, greenhouse and an open aspect backing onto fields.

### **Viewing**

By prior appointment with the Agents

### **Agents note**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

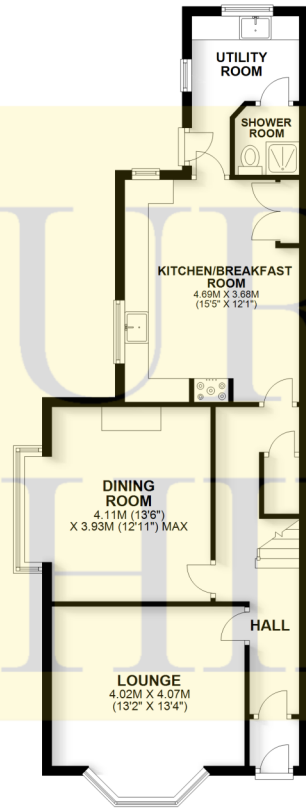




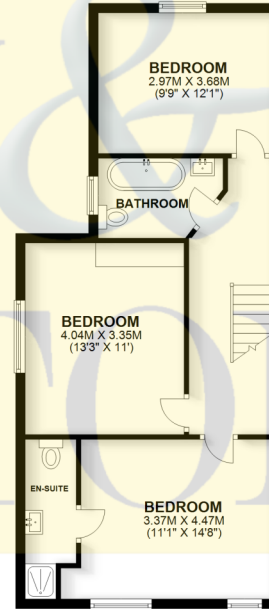




**GROUND FLOOR**  
APPROX. 66.0 SQ. METRES (710.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 57.0 SQ. METRES (614.0 SQ. FEET)



TOTAL AREA: APPROX. 123.0 SQ. METRES (1324.4 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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