



22 Green Lane

ST11 9LZ

O.I.R.O £285,000



3



1



2



Stylish, contemporary presentation throughout on a wonderful three bedroom semi-detached family home, tucked away on a popular road and nestled into the heart of Blythe Bridge. The perfect family home.

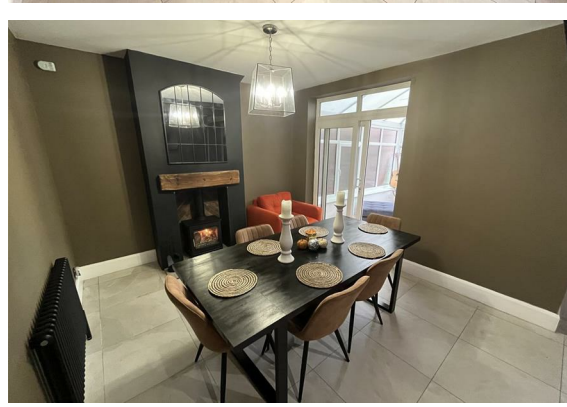
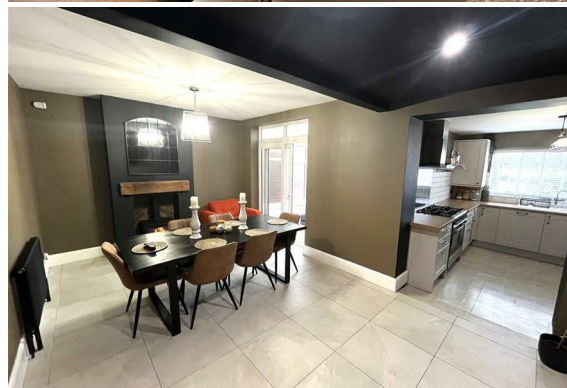
Opening with a traditional storm porchway and separate entrance hall, the property hosts a large front aspect living room with bay window and gorgeous window shutters. Large under-stairs storage cupboard. To the rear of the home, there is a fantastic, large open plan kitchen/diner, which also leads onto a conservatory with excellent views of the rear garden. The dining room benefits from a log burning fire and the kitchen is fully fitted with a comprehensive range of high quality wall and base units with work surfaces over and premium tiled splashbacks.

To the side aspect, accessed via the kitchen, a lobby/inner hallway leads through to a downstairs WC, large utility room and also provides direct access into the garage space for extra storage.

Upstairs, there are three bedrooms, with two of which being substantially proportioned double rooms, where the principal front elevation room also benefits from bay-window fronting. Modern fitted, three piece family bathroom with rainfall showerhead over the bath.

Externally, the home provides off road driveway parking for several vehicles to the front aspect, in addition to garage storage accessed from the front. At the rear of the home, the property enjoys use of an incredibly generous rear garden with fully fenced borders, a large patio area and a substantial lawned area.

Fully UPVC double glazed.
Council Borough: Staffordshire Moorlands
Council Tax Band: C
Tenure: Freehold



Entrance Hallway

11'9" x 5'6"

Living Room

14'9" x 10'6"

Dining Room

16'9" x 10'5"

Conservatory

11'4" x 9'3"

Kitchen

10'4" x 9'7"

Lobby

17'1" x 2'11"

Utility Room

11'0" x 6'9"

Landing

5'10" x 5'6"

Bedroom One

13'1" x 9'4"

Bedroom Two

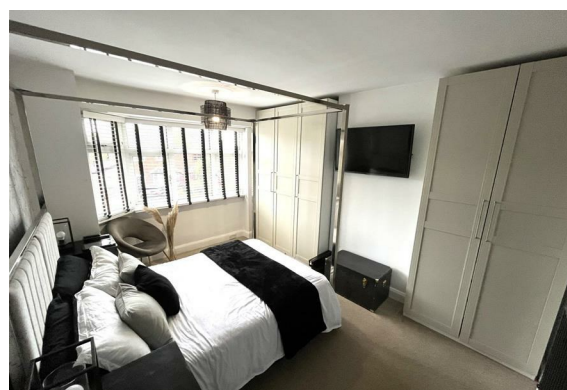
12'8" x 10'6"

Bedroom Three

7'8" x 5'6"

Bathroom

9'4" x 5'4"

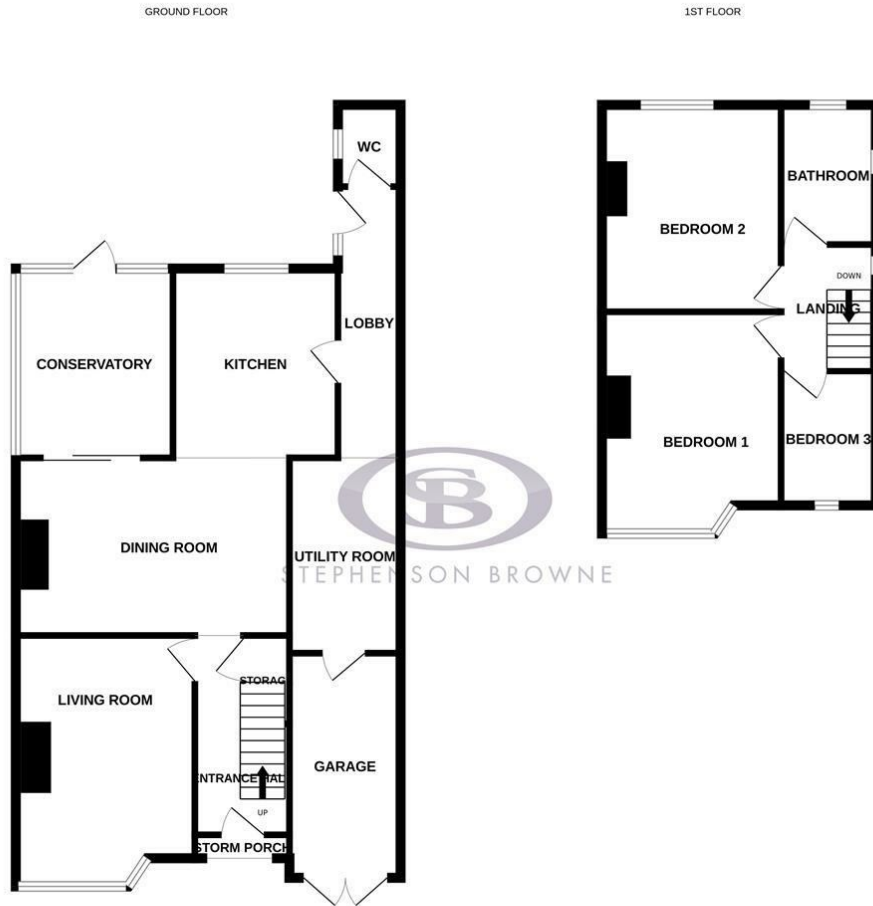


- Charming Semi-Detached Three Bedroom Home
- Stylish Presentation Throughout
- Bay Fronted Lounge
- Large Open Plan Kitchen Diner with Log Burner
- High Specification Modern Fitted Kitchen
- Rear Aspect Conservatory
- Modern Three Piece Family Bathroom
- Downstairs WC and Utility Room
- Driveway Parking and Very Generous Rear Garden
- Highly Sought After Blythe Bridge Location





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
 Telephone: 01782 625734 Email: newcastle@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk