



## 98 Stallington Road, Blythe Bridge, ST11 9PD

Offers in the region of £350,000

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"Your home should tell the story of who you are and be a collection of what you love"

This beautiful four-bedroom semi-detached property offers spacious accommodation, perfectly suited for families. Situated in the most popular location of Blythe Bridge with access to the scenic River Blithe and the nearby railway station, offering convenience and easy access to the countryside. There is ample off-road parking and a well-kept, impressively sized garden to the rear, which must be seen to be believed!

#DreamHome #HomeSweetHome\*



## Denise White Estate Agent Comments

This stunning four-bedroom semi-detached residence is located on Stallington Road in Blythe Bridge and boasts a spacious plot, showcasing an impressively sized rear garden and ample off-road parking on a private driveway.

Inside, the property offers generous extended accommodation with two spacious living rooms, a conservatory with a tinted glass roof, and a modern fitted kitchen. The extended accommodation is at the rear of the property and provides a separate utility room and a downstairs bedroom with an en-suite bathroom. On the first floor, you'll find two more double bedrooms, both with fitted wardrobes and a smaller third bedroom currently used as a dressing room. The family shower room is equipped with a large walk-in shower, vanity hand basin, WC, and bidet.

Outside the property features a paved courtyard with a secure gate, separating it from the driveway, and a beautiful rear garden. The garden includes an Indian stone patio that can be accessed from the conservatory, utility room, and fourth bedroom. It leads to a large lawned area and a charming woodland-style section, complete with planted borders, established shrubbery, and tall trees that enhance the sense of privacy.

The property is equipped with solar panels, which not only enhance its energy efficiency but also help you save on utility costs.

## Location

Blythe Bridge, located in Stoke-on-Trent, is a charming village known for its blend of suburban tranquillity and convenient amenities. This picturesque area offers a range of local shops, cafes, and pubs, providing a friendly community atmosphere. For families, there are excellent schools, including Blythe Bridge High School, primary schools and a college. Transport links are highly accessible, with the Blythe Bridge railway station offering regular services to nearby cities, making commuting a breeze. Additionally, the A50 connects residents to the broader motorway

network, ensuring easy travel to major destinations.

With its proximity to the beautiful River Blithe, offering scenic walking paths, a touch of nature is right at your doorstep. The village's historical charm is complemented by modern conveniences, making it a desirable place to call home.

## Lounge

13'0" (max) x 17'10" (3.98 (max) x 5.44)



Composite front door, wooden flooring, large bay fronted window, gas fireplace, ceiling light, two radiators, stairs leading up to the first floor and door giving access to :-

## Second Lounge

16'10" x 11'1" (5.14 x 3.38)



With sliding glass doors leading to the conservatory, wooden flooring, gas fireplace, spotlights to the ceiling, radiator.

### Conservatory

12'5" x 8'6" (3.79 x 2.61)



uPVC double doors leading to the rear patio, double glazing, tiled flooring, ceiling light, radiator and a specialist tinted glass roof which helps to regulate temperature.

### Kitchen

13'7" x 8'2" (4.15 x 2.49)



uPVC window to the side aspect, matching wall and base units with an integrated double oven, gas hob with extractor hood over, fridge and dishwasher. Tiled flooring, spotlights to the ceiling and a radiator. Door leading to :-

### Inner Hallway

5'11" x 4'9" (1.81 x 1.47)



Two storage cupboards, one housing the boiler, a downstairs WC and a nook perfect for a home office. Leading through to :-

### Utility Room

7'11" x 13'8" (2.43 x 4.18)



uPVC window to the side aspect, one door leading to the front courtyard and a door leading to the rear garden. With wall and base units, work surfaces, plenty of space for a washing machine and tumble dryer with plumbing. Tiled flooring, part tiled walls and a door leading to :-



### Lounge / Bedroom

9'5" (extending to 16'0" max) x 9'4" (2.89  
(extending to 4.90 max) x 2.87)



uPVC skylight and double doors leading to the rear patio. Carpet, spotlights to the ceiling, radiator.

### En-suite

5'7" x 5'6" (1.71 x 1.69)



Frosted window to the rear, tiled floor and tiled walls, white three piece suite consisting of a bath with electric shower over and a glass screen, vanity hand basin, WC and heated towel rail.

### First Floor Landing



Window to the side aspect, carpet, ceiling light and doors leading to :-

### Main Bedroom

13'3" (max) x 11'11" (4.05 (max) x 3.65)



uPVC window to the rear aspect, carpet, ceiling light, radiator, fitted wardrobes.

### Bedroom Two

11'5" x 9'11" (3.48 x 3.03)



uPVC bay window to the front aspect, carpet, ceiling light, radiator, fitted wardrobes.

### Bedroom Three

7'7" x 6'2" (2.33 x 1.88)



uPVC window to the front aspect, carpet, ceiling light, fitted wardrobes.

### Shower Room

8'1" x 6'0" (2.47 x 1.84)



Frosted window to the side aspect, wooden effect flooring, tiled walls, large corner shower unit with thermostatic shower, vanity hand basin, WC and heated towel rail.

### Outside



With a large driveway to the front providing ample off road parking, a paved courtyard to the side separated from the driveway by a secure gate. To the rear is a beautiful garden which includes an Indian stone patio, a large lawned area with a fully insulated summer house and a charming woodland-style section.

### Agents Notes

Tenure: Freehold

Services: All mains services connected



Solar Panels Installed  
Council Tax: Staffordshire Moorlands Band C

### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **About Your Agent**



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **House To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan

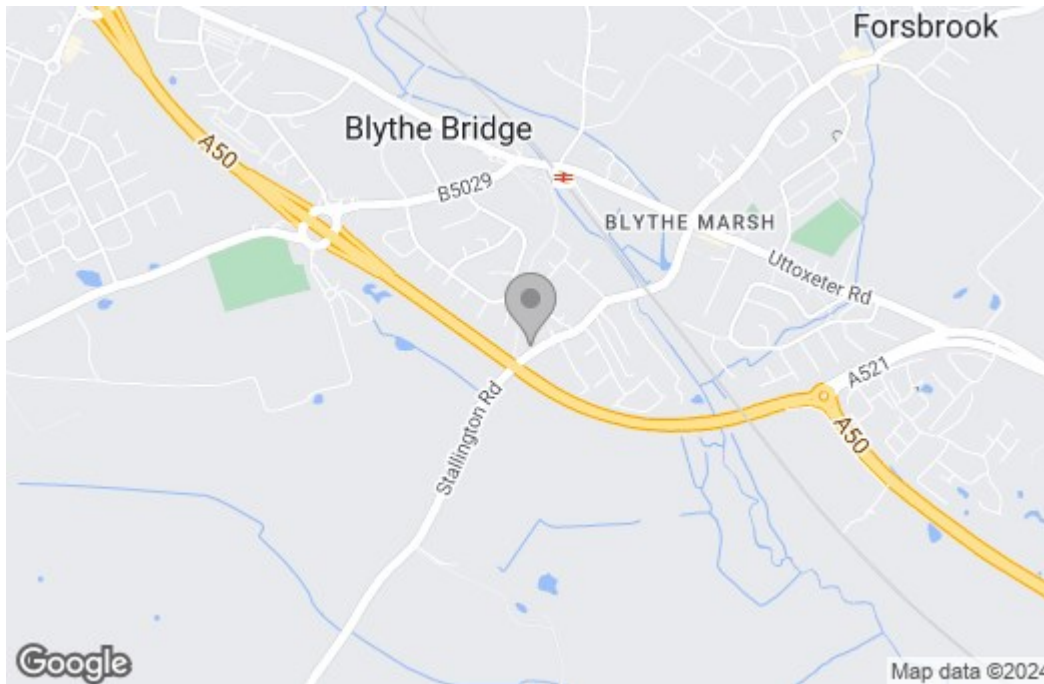


TOTAL: 131.9 m<sup>2</sup> (1,419 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk