



220 Uttoxeter Road, Stoke-On-Trent, ST11 9JR

Offers in the region of £280,000

Call us to arrange a viewing 9am until 9pm 7 days a week!

"A blank canvas is full of possibility. So is a home waiting for your personal touch." - Unknown

A fantastic opportunity to invest in a long-term family home, this attractive three-bedroom property offers plenty of potential and is ideal for those looking to modernise to their own taste. Bursting with character, it features lovely original details such as parquet flooring and decorative coving.

With off-road parking, front and rear gardens, and a detached garage, it's the perfect canvas to create your dream family home.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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

Denise White Estate Agents Comments

Located in a popular residential area of Blythe Bridge, this three-bedroom detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. Requiring modernisation throughout, the property retains charming original features including parquet flooring, picture rails, and feature fireplaces, offering the perfect canvas for sympathetic renovation.

Set on a generous plot, the home benefits from a paved, gated driveway providing off-road parking for multiple vehicles, which leads to a detached, sizeable garage to the rear. The front and rear gardens are mainly laid to lawn with mature shrubs, and the property backs onto woodland, offering a private and peaceful outlook rarely found in such a convenient location.

Internally, the accommodation comprises three separate reception rooms: a cosy front room with bay window and feature fire surround, a bright living room with dual aspect windows to the front and rear, a spacious kitchen diner, and a sun room overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, all with built-in storage, served by a family bathroom.

With its attractive original features, generous plot, and sought-after setting, this detached home offers huge potential for transformation into a stunning family residence.

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.

Front Porch

5'10" x 6'0" (1.78 x 1.83)

Tiled flooring. Wooden and double glazed door to the front aspect. Wooden double glazed windows to the front and side aspect. Wooden door into: –

Inner Hall



Parquet flooring. Stairs to the first floor accommodation. Storage cupboard. Ceiling light.

Front Room

13'2" x 11'7" (4.02 x 3.55)



Fitted carpet. Wall mounted radiator. Wooden window into front porch. UPVC double glazed bay window to the front aspect. Brick fireplace with wooden surround. Coving. Ceiling light.

Living Room

15'7" x 10'4" (4.75 x 3.15)



Fitted carpet. Fireplace with wooden surround. Dado rail. UPVC double glazed window to the front aspect. UPVC double glazed window to the rear aspect. Feature wooden window into sunroom. Coving. Ceiling light.

Kitchen Diner

11'9" x 9'10" (3.60 x 3.02)



Tiled flooring. A range of wooden wall and base units with laminate worksurfaces above. Stainless steel sink and drainer unit with taps above. Space for cooker. Undercounter space for washing machine, fridge, and freezer. Wall mounted combination boiler. UPVC double glazed window to the side aspect. Wall mounted radiator. Coving. Two ceiling lights.

Sun Room

6'8" x 16'6" (2.04 x 5.03)



Continued tiled flooring. Wall mounted radiator. Two UPVC doors to the side aspects. UPVC double glazed window to the rear aspect. Picture railing. Dado rail. Two ceiling lights.

First Floor Landing



Fitted carpet. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom One

13'2". 10'2" (4.02. 3.12)



Fitted carpet. Wall mounted radiator. Wooden window to the front aspect. Built-in wardrobes. Picture railing. Ceiling rose. Ceiling light.

Bedroom Two

11'8" x 9'9" (3.58 x 2.99)



Fitted carpet. Wall mounted radiator. 2UPVC double glazed windows to the front and rear aspect. Built-in wardrobes and drawers. Ceiling light.

Bedroom Three

12'11" x 6'4" (3.94 x 1.95)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Overhead storage. Coving. Ceiling light.

Bathroom

4'11" x 10'0" (1.50 x 3.06)



Vinyl flooring. Fitted bath with electric shower above and glass. Shower screen. Pedestal wash handbasin. Low-level WC. Built-in storage cupboard. UPVC obscure double glazed window to the side aspect. Ceiling light. Loft access.

Garage

20'5" . x 13'2" (6.23. x 4.03)



Concrete flooring. Opened over door to the front aspect, power and lighting.

Outside



Externally the property features a gated enclosed plot with a paved driveway providing off road parking for multiple vehicles and leads to a detached garage. There are lawned front and rear gardens both with borders featuring mature shrubs.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise 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 advise.

Property 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 Require 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.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

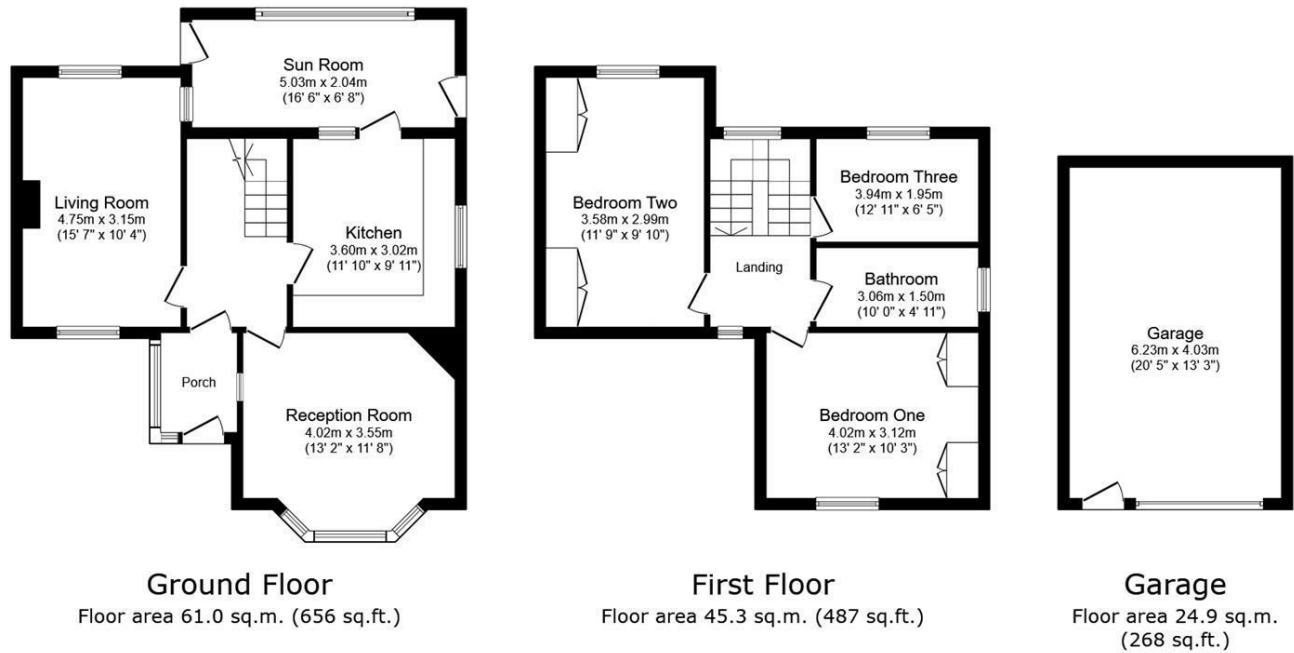
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

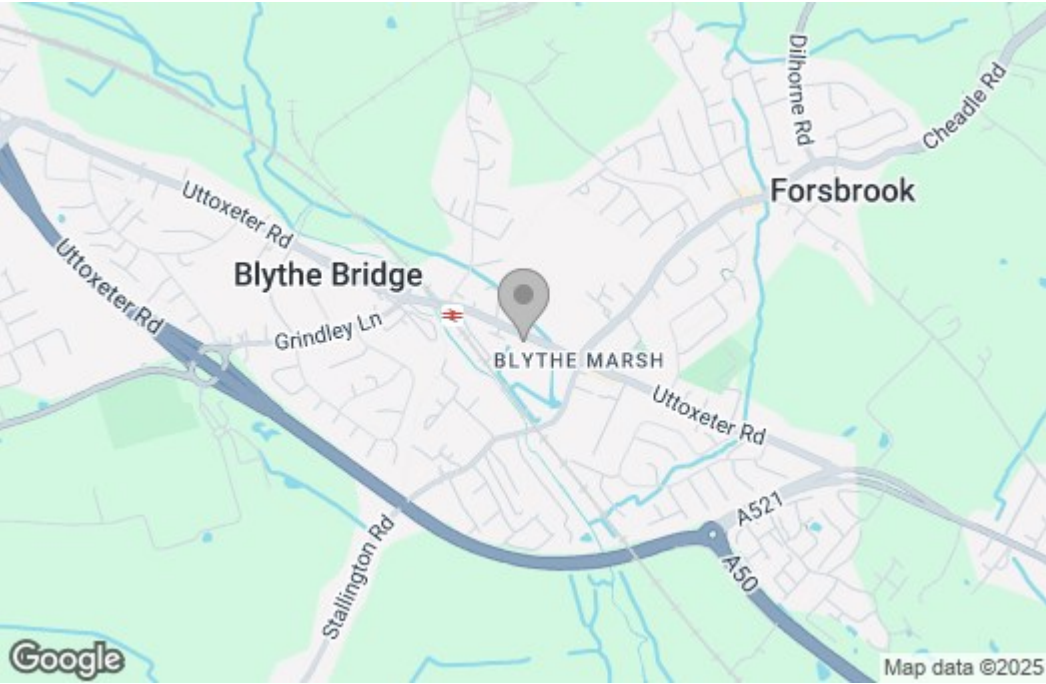


Total floor area: 131.1 sq.m. (1,411 sq.ft.)

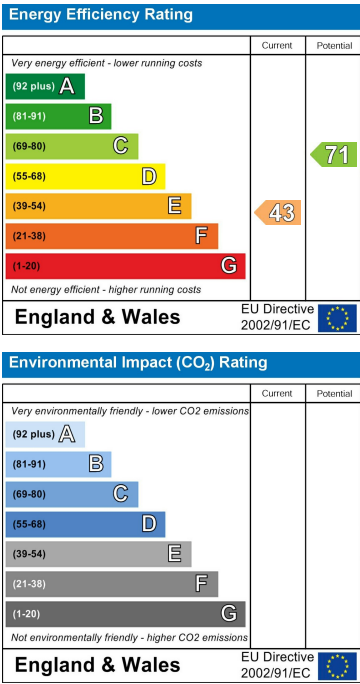
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.