



185, Stallington Road, Blythe Bridge, Stoke-On-Trent, ST11 9PB



**Asking Price £395,000**

Potential with a capital P! A rare opportunity to acquire a well presented traditional detached family home set in large mature gardens with the added bonus of a stunning open aspect rear view. The property is in need of modernisation but offers good size accommodation with entrance porch, hallway, guest cloakroom, four reception rooms, kitchen and utility. To the first floor there are four bedrooms, en-suite shower room to the main bedroom, bathroom and a separate WC. Approached via a private driveway providing generous off road parking before a tandem double garage with rear garden / conservatory. Nestled in a very popular location mid-way along Stallington Road, close to open countryside and within easy reach of Blythe Bridge, nearby amenities and commuter routes.

Early Viewing Essential -No Upward Chain.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Porch

Two archtop Upvc double glazed doors open to the porch. With ceiling light, tiled floor and further traditional part obscure glazed wooden door opening to the hallway.

#### Hallway

With cloaks cupboard, carpet, doorways to the sitting room, dining room, kitchen and access to the first floor stairs.

#### Sitting Room

Offering a secondary glazed bay window to the front of the property, tiled fireplace, ornate ceiling rose and coving, two Upvc double glazed windows to the side aspect, two radiators, three wall lights, carpet and TV connection.

#### Guest Cloakroom

Fitted with a suite comprising; WC and vanity wash hand basin with tiled splash-back and chrome taps. Two Upvc double glazed windows to the side elevation and radiator.

#### Dining Room

With tiled fireplace, ornate ceiling rose and coving, two wall lights, carpet and archways to both the living room and kitchen.

#### Living Room

A spacious reception room open plan to the dining room and study enjoying a lovely view across the rear garden and beyond.

With aluminium double glazed sliding door opening to the rear patio, ceiling coving, radiator and carpet.

#### Study

With beamed ceiling, two wall lights, radiator, carpet and aluminium double glazed sliding door opening to a private courtyard.

#### Kitchen

Fitted with a range of wall and floor units, work surfaces, stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window to the side aspect with second wooden window, ceiling coving, radiator, vinyl flooring and doorway to the utility.

With free standing gas cooker and space for an upright fridge freezer.

#### Utility

With Belfast sink, ceiling coving, Upvc part double glazed external door to the side elevation and window to the rear aspect, fully tiled walls, radiator and tiled floor. Plumbing for a washing machine and space for a tumble dryer.

#### First Floor

##### Stairs & Landing

With fitted carpet throughout, Upvc obscure double glazed window to the side elevation, loft access and large walk-in storage cupboard with the potential to give direct access to bedroom four.

##### Bedroom One

With Upvc double glazed window overlooking the rear garden with the far reaching open aspect view beyond, built-in wardrobes and storage to two walls, ceiling coving, radiator, carpet and doorway to the en-suite shower room.

##### En-suite Shower Room

Fitted with a suite comprising; vanity wash hand basin with chrome taps, bidet, WC and shower enclosure with mains thermostatic shower system. Part tiled walls, ceiling coving, Upvc double glazed window to the rear elevation, strip light shaver point, radiator, vinyl flooring and doorway to bedroom four.

##### Bedroom Two

With bay window to the front of the property, two Upvc double glazed windows to the side aspect, radiator and carpet.

##### Bedroom Three

A third double bedroom with dressing area, vanity wash hand basin with tiled splash-back and chrome taps, built-in wardrobe, ceiling coving, carpet and radiator.

##### Bedroom Four

Offering a Upvc double glazed window to the front of the property, ceiling coving, radiator and carpet.

##### Bathroom

Fitted with a suite comprising; standard bath and panel with shower rail. curtain and shower head mixer tap, pedestal wash hand basin with chrome taps. Fully tiled walls, ceiling coving, Upvc obscure double glazed window to the front elevation, radiator, vinyl flooring and airing cupboard housing the Baxi Duo Tec gas combi central heating boiler.

##### Separate WC

With obscure glazed window to the side aspect, part tiled walls, ceiling coving, vinyl flooring and WC.

##### Outside

The property is approached via a tarmac driveway providing extensive off road parking before a detached tandem double garage. The garage has a steel up and over door, obscure glazed window to the side aspect, loft storage area, lighting, water connection and Upvc part double glazed door to the rear conservatory/garden room.

The garden room offers Upvc double glazed windows and side access door, tiled floor and a lovely open aspect view.

##### Front

The front garden offers mature trees and shrubs, stocked flower beds and borders, lawn and access to the rear garden via a wrought iron gate and pathway.

##### Rear

The delightful south east facing rear garden enjoys a superb far reaching open aspect. With paved patio areas and pathways, lawn, mature trees, shrubs, greenhouse, stocked flower beds and borders.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

No upward chain

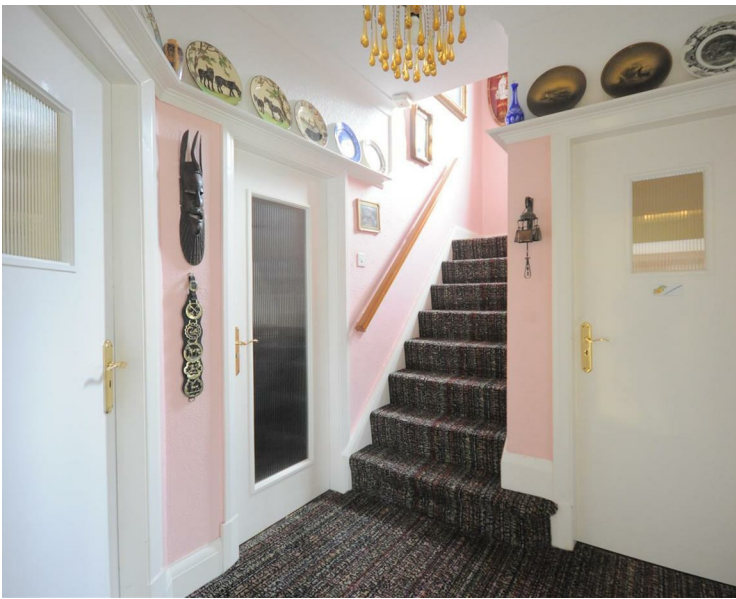
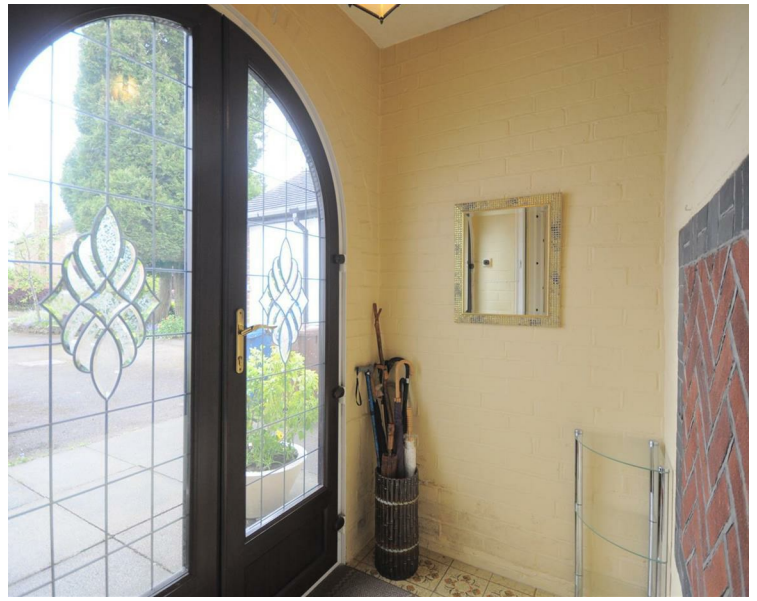
##### Services

Mains gas, electricity, water and drainage.

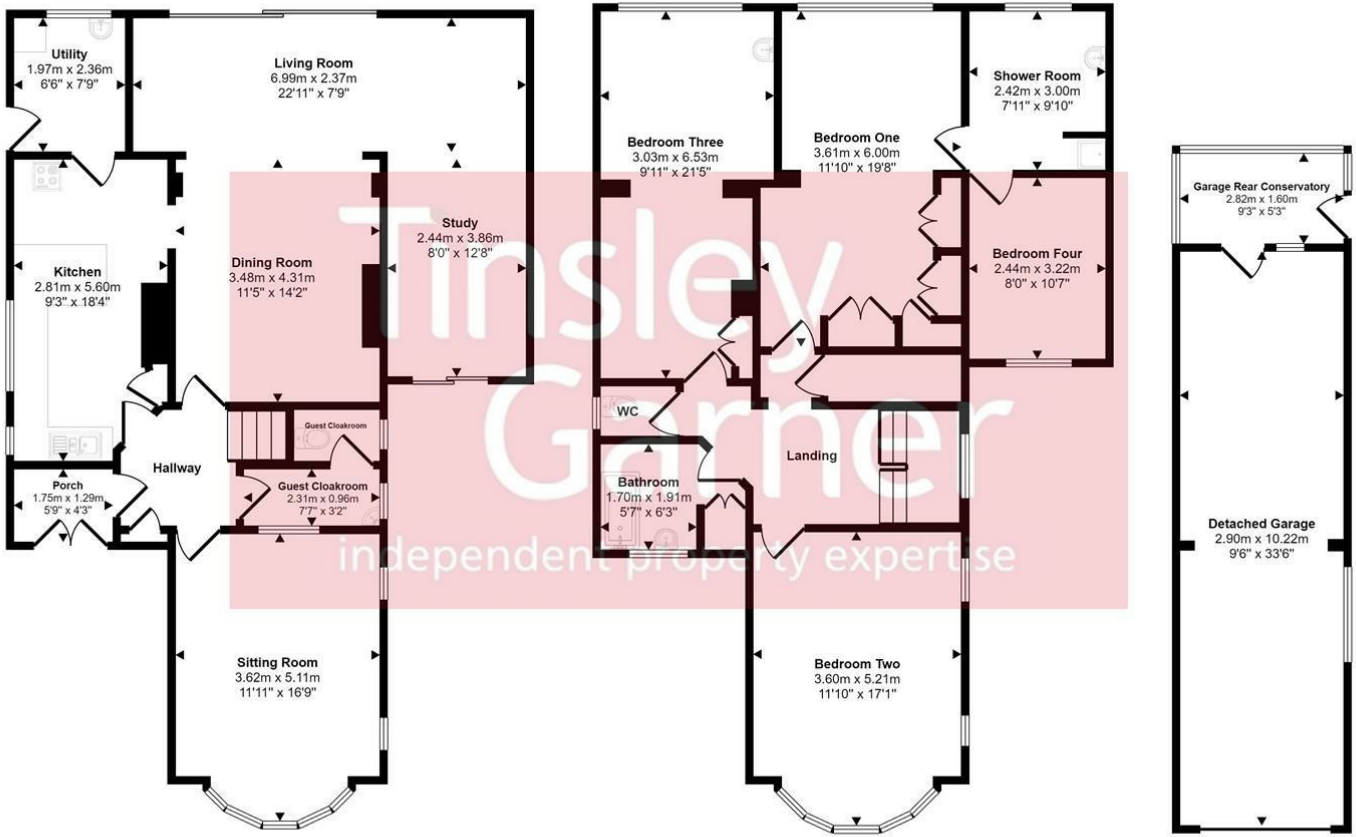
Gas combi central heating.

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
224 sq m / 2412 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		39	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	