



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



£495,000

An immaculately presented Edwardian family home with generous size plot located on much sought after Stallington Road. Extensively renovated and upgraded by the current owners to the highest standard throughout and offering an array of period features. With spacious accommodation comprising: entrance porch, impressive reception hallway, living room, sitting room, lovely kitchen diner, rear hall, separate utility and shower room/guest cloakroom. To the first floor there are three double bedrooms, en-suite shower room to the main bedroom, and family bathroom. Also benefitting from ample of off road parking before a detached double garage/workshop, Upvc double glazed windows, gas combi central heating, mature gardens, and a fabulous far reaching open rear aspect view. The property is positioned not only close to open countryside but also within easy reach of Blythe Bridge, nearby amenities, and commuter routes. Viewing Highly Recommended



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



Entrance Porch

A period part glazed leaded and panelled front door with matched window light above opens to the porch. With tiled floor and further original acid etched glazed door opening to the reception hall.

Reception Hallway

The impressive reception hall offers a Minton tiled floor, ornate ceiling coving and archway, lincrusta part panelled walls, radiator and panelled stairwell with under stairs storage cupboard. Doorways to the living room, sitting room, kitchen diner and access to the first floor stairs.

Living Room

A spacious reception room with Upvc double glazed bay window to the front elevation, Victorian style tiled fireplace with tiled hearth and open fire grate, exposed floorboards, radiator and Sky Media connection.

Sitting Room

Offering an Adams style fire surround with feature brick lined chimney breast opening, tiled hearth and inset wood burning stove. Upvc double glazed square bay window to the side aspect, ornate ceiling rose, exposed floorboards and radiator.

Kitchen Diner

A lovely kitchen fitted with a range of hand painted base units, wall units, solid block iroko hardwood work surfaces, under set Belfast ceramic sink with chrome mixer tap. Built-in larder cupboard, quarry tile flooring, radiator and archway to the rear hall.

Appliances include: gas Aga range cooker with plumbing for a dishwasher and space for an upright fridge freezer.

Rear Hall

With part obscure glazed external door opening to the side of the property, quarry tile flooring and doorway to the utility.

Utility

Matched to the kitchen, with base unit, solid block iroko hardwood work surface, Belfast ceramic sink with chrome taps, Upvc double glazed windows to the side and rear aspects, radiator, quarry tile flooring, wall mounted Baxi gas combi central heating boiler, and doorway to the shower room/guest cloakroom.

With plumbing for a washing machine and space for a tumble dryer.

Shower Room / Guest Cloakroom

Fitted with a white suite comprising; WC, fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, chrome towel radiator and quarry tile flooring.

First Floor

Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried split landing. With lincrusta part panelled walls, carpet throughout, and loft access.

Bedroom One

With two Upvc double glazed windows to the front of the property,

radiator, exposed floorboards and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with twin head mains fed thermostatic shower system. Part tiled walls, radiator and exposed floorboards.

Bedroom Two

Offering a Upvc double glazed window to the side aspect, ornate fireplace, radiator and exposed floorboards.

Bedroom Three

A third double bedroom. With exposed floorboards, ornate fireplace, radiator and Upvc double glazed window enjoying a far reaching view across the rear garden and beyond.

Family Bathroom

Fitted with a white suite comprising: free standing claw foot roll-top bath with chrome Victorian style shower head mixer tap, WC, pedestal wash hand basin with chrome taps. Part tiled walls, radiator, Upvc obscure double glazed window to the side elevation and tiled floor.

Outside

The property is approached via a tarmac driveway providing generous off road parking before a detached double garage/workshop measuring 21'6 x 15'4.

The garage has an up and over door, windows, side access door, power and lighting.

Front

The front garden offers mature hedgerows, lawns, mature tree, pathway to the front door, and open access to the rear garden.

Rear

A large and well maintained rear garden with block paved courtyard, greenhouse, mature hedgerows and trees, stocked borders and flowerbeds, patio area with summerhouse, and a fabulous far reaching open farmland rear aspect.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

Mains gas, water, electricity and drainage.

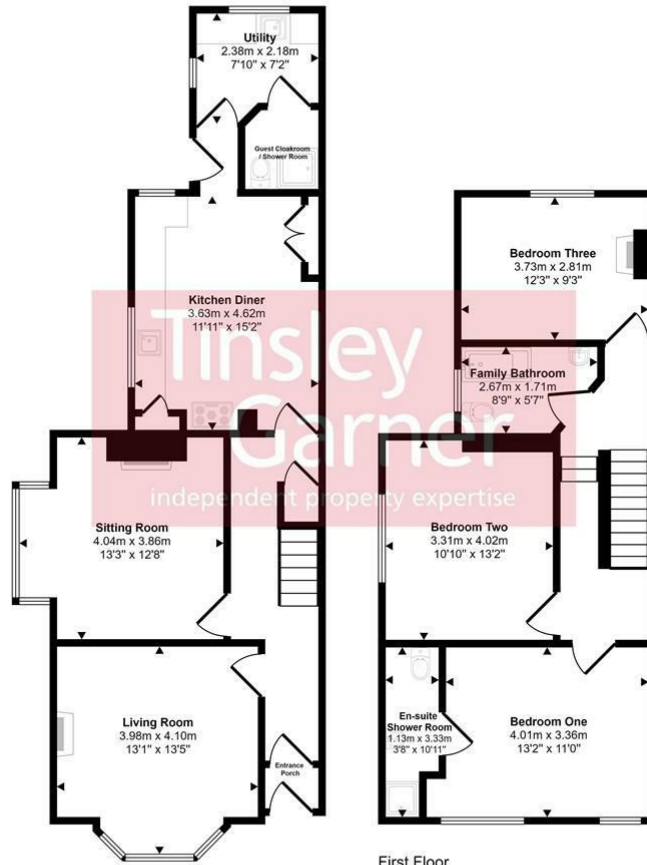
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
124 sq m / 1339 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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(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			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	