



45, Crossfield Avenue, Blythe Bridge, Stoke-On-Trent, ST11 9PL



Asking Price £260,000

The house style that never goes out of fashion! A traditional bay fronted semi in a leafy suburban cul-de-sac on the outskirts of Blythe Bridge. The accommodation is as you would expect of this house style featuring a welcoming entrance hall, two well proportioned reception rooms, extended kitchen with space for dining, rear hall and downstairs WC, complemented upstairs by two double bedrooms and a single bedroom and shower room. Step outside and you will discover a generous size corner plot with gardens to three sides, long driveway and detached garage. The size and shape of the plot does lend itself to extending the property (subject to planning) without sacrificing too much garden space. Great location tucked away in a quiet corner of Blythe Bridge within walking distance of the village centre, railway station and local schools.



01785 811 800

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



Entrance Hall
Recessed porch and wooden part glazed door to the side of the house and window to the front. Staircase to the first floor landing with storage cupboard below. Radiator.

Sitting Room
The sitting room features a bay window to the front of the house, chimney breast with living flame fire. Glazed panel door from the hall. Radiator.

Lounge
Featuring a bay window to the rear of the house overlooking the garden, chimney breast with feature wooden fireplace and living flame fire. Glazed panel door leading from the hall. Radiator.

Dining Kitchen
An extended kitchen with space for dining, featuring a range of wall & base cupboards with traditional style wooden cabinet doors and contrasting work surfaces with inset double bowl sink unit and mixer tap. Fitted appliances comprise; gas hob with extractor hood over, eye level electric double oven, plumbing for a washing machine and space for an upright fridge / freezer. Window to the side of the house.

Rear Hall
With upvc part glazed back door.

Cloaks & WC
White WC and window to the rear of the house.

Landing
Window to the side of the house. Access hatch to the loft space.

Bedroom 1
Double bedroom with bay window to the front of the house, built-in wardrobes to one wall with dressing table. Radiator.

Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Single bedroom with window to the front of the house. Built-in wardrobe. Radiator.

Shower Room
Featuring a white suite comprising; shower enclosure with glass screen and electric shower, pedestal basin & WC. Ceramic wall tiling to full height and tile effect cushion floor. Window to the rear of the house. Radiator. Cupboard housing the gas fired Baxi combi central heating boiler.

Outside
The house occupies a generous corner plot with gardens to the front, rear and side. The driveway extends front to back and has space to accommodate 2/3 cars or could be adapted to provide

additional parking if required. Detached pre-cast concrete single garage and external EV charging point. The size and shape of the plot also lends itself to extending the house to the side, subject to planning.

The gardens to the front and rear are mainly lawn with planted borders, and to the side there is a wide planted border with dwarf wall boundary.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

Council Tax Band C - Staffordshire Moorlands Council

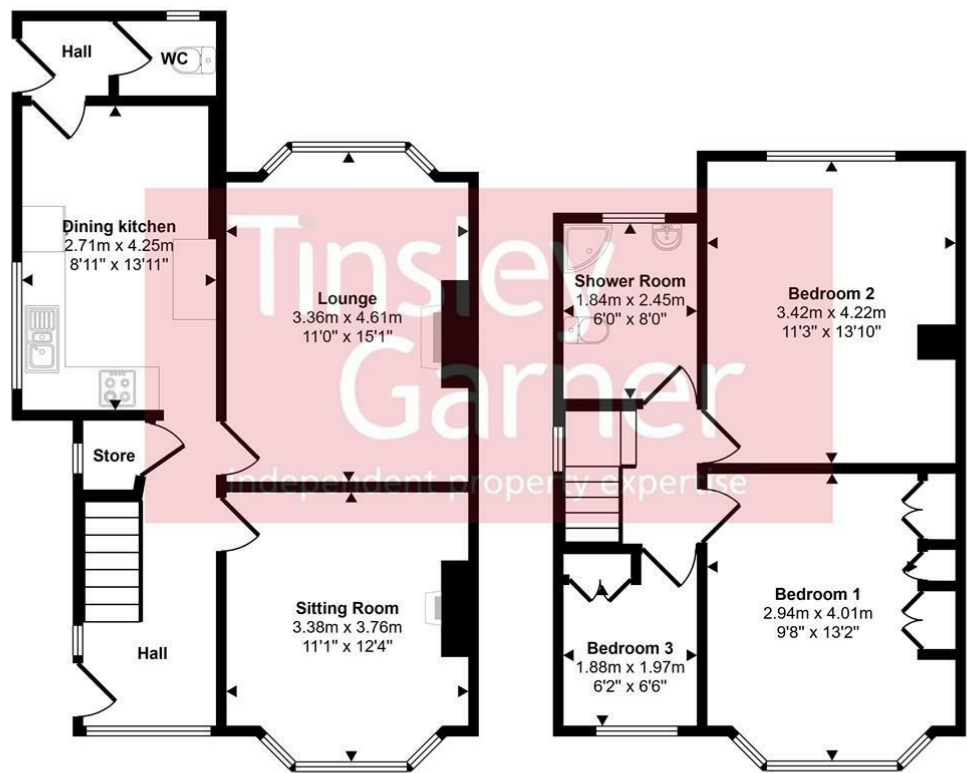
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract. Vacant possession on completion.



Approx Gross Internal Area
94 sq m / 1007 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

First Floor
Approx 42 sq m / 457 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		