94 Sutherland Crescent, Blythe Bridge, Stoke-on-Trent ST11 9JU

Offers around £365,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An attractive and well-established detached family home offering spacious and highly adaptable accommodation, ideally suited to modern family living.
The property is entered via a welcoming entrance leading through to an inner hall and a generous lounge/dining room. This impressive living space features an extended seating area with patio doors opening onto the rear patio, creating an ideal setting for both everyday living and entertaining. The ground floor further benefits from a versatile additional reception or forth bedroom, a beautifully appointed fitted kitchen with quality finishes, and a larger-than-average utility room providing additional dining space. A rear hall and convenient cloakroom complete the ground floor accommodation.
To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes. Bedroom Two also provides access to a useful adjoining storeroom, offering versatile space which could be utilised as a walk-in wardrobe, dressing area or additional storage. The accommodation is served by a well-appointed family bathroom fitted with a modern three-piece suite.
Externally, the property enjoys an attractive lawned frontage with a block-paved driveway providing ample off-road parking and extending along the side of the property to a detached garage with electric roller door. The rear garden is mainly laid to lawn and complemented by well-stocked flower borders, creating a pleasant and private outdoor space ideal for relaxation and family enjoyment.
The property is situated in the highly regarded village of Blythe Bridge, offering a range of local amenities, schools and excellent transport links. The nearby A50 provides convenient access to Stoke-on-Trent, Derby and the wider motorway network, making the location ideal for commuters.

The Accommodation Comprises:

Entrance Hall
7'2" x 4'10" (2.18m x 1.47m)
Welcoming entrance hall featuring tiled flooring, UPVC double-glazed window, front entrance door with side panel, and an archway leading through to:

Inner Hall
5'9" x 9'7" (1.75m x 2.92m)
Tiled floor, understairs cupboard with double doors leading into the:

Spacious Lounge/ Dining Area
25'2" x 12'0" (7.67m x 3.66m)
A spacious and beautifully proportioned lounge/dining room featuring an elegant marble fireplace with coal-effect living flame gas fire as its focal point, creating a warm and inviting atmosphere, complemented by two radiators.

Additional Space
4'10" x 10'3" (1.47m x 3.12m)
An archway leads through to an extension forming part of the lounge, with UPVC sliding patio doors opening onto the rear block-paved patio.

Reception Room/ Fourth Bedroom
7'10" x 9'10" (2.39m x 3.00m)
A versatile reception room which may also serve as a fourth bedroom, featuring a radiator and a UPVC double-glazed window. This adaptable space offers excellent flexibility and could be utilised as a home office, playroom, additional sitting room or guest bedroom depending on individual requirements.

Fitted Kitchen
10'11" x 10'3" (3.33m x 3.12m)
A beautifully appointed fitted kitchen featuring a range of traditional cream wall and base units complemented by contrasting black granite work surfaces, incorporating an inset Belfast sink and Rangemaster cooker with extractor hood over. Additional features include an integrated fridge/freezer, radiator, tiled flooring and inset spot lighting, while two UPVC double-glazed windows provide an abundance of natural light.

Utility Room
9'6" x 14'5" (2.90m x 4.39m)
A well-appointed and generously proportioned utility room fitted with a range of wall and base units with work surfaces over, incorporating an inset Belfast sink and integrated dishwasher. The room offers ample space for a table, creating a useful informal dining area. Additional features include a tiled floor, radiator, extractor hood and a wall-mounted Baxi gas combination boiler.

Rear Hall
4'9" x 3'5" (1.45m x 1.04m)
Having a tiled floor, UPVC double-glazed window and UPVC rear entrance door providing access to the outside.

Cloakroom
3'11" x 4'8" (1.19m x 1.42m)
Comprising wash hand basin with vanity unit beneath and low flush WC. The room also benefits from a chrome heated towel rail, UPVC double-glazed window and tiled floor.

First Floor

Landing
Landing with radiator, UPVC double-glazed window, inset spot lighting and access to roof void.

Master Bedroom
15'9" x 10'10" (4.80m x 3.30m)
A spacious and well-proportioned master bedroom featuring built-in double wardrobes with useful storage cupboards above, radiator and UPVC double-glazed window providing good natural light.

Bedroom Two
9'1" x 16'0" (2.77m x 4.88m)
A bright and well-proportioned bedroom with two radiators and two UPVC double-glazed windows allowing for plenty of natural light.

Dressing Area/ Walk-in Wardrobe Space
4'10" x 9'11" (1.47m x 3.02m)
Accessed from Bedroom Two, this useful additional space offers excellent versatility and could be utilised as a walk-in wardrobe, dressing area or additional storage, depending on individual requirements.

Bedroom Three
9'6" x 10'4" (2.90m x 3.15m)
Offering a radiator and UPVC double-glazed window providing good natural light.

Family Bathroom
9'7" x 4'10" (2.92m x 1.47m)
A well-appointed bathroom comprising a panelled bath with mixer tap, separate shower cubicle with plumbed-in shower, wash hand basin set within a vanity unit and low-level WC. The room is finished with fully tiled walls and enhanced by a chrome heated towel rail, additional radiator, inset spot lighting and a UPVC double-glazed window providing natural light.

Outside
The property is approached via a block-paved driveway providing off-road parking to the front elevation, with the majority extending down the side of the property leading to the detached garage. The front garden is attractively laid to lawn and bordered by well-stocked and colourful flower beds, creating a pleasant first impression.

To the rear, the garden is well maintained and predominantly laid to lawn, complemented by deep, well-planted flower borders. The block paving continues from the driveway to form a generous patio area, providing an ideal space for outdoor seating and entertaining.

Detached Garage
19'7" x 9'4" (5.97m x 2.84m)
Detached garage with electric remote-controlled roller shutter door, composite side entrance door and two UPVC double-glazed windows providing natural light.

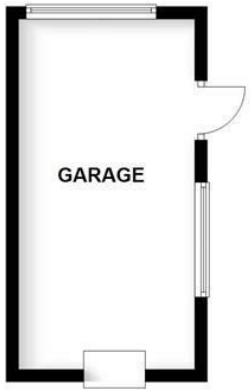
Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

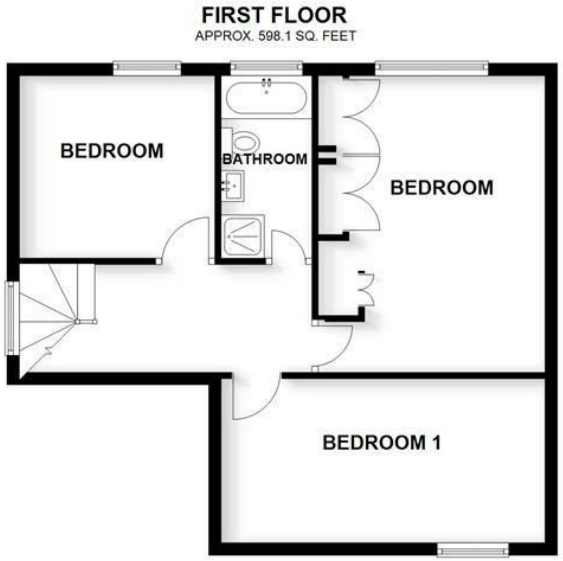
Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

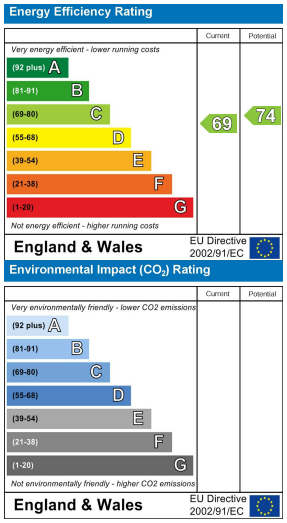
Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 1693.3 SQ. FEET

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Plan produced using PlanUp.

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