



## 16 Crossfield Avenue, Stoke-On-Trent, ST11 9PL

Offers in the region of **£280,000**

\*\* GUIDE PRICE £280,000 TO £300,000 \*\*

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"The ache for home lives in all of us." ~ Maya Angelou

Immaculately presented and full of charm, this stylish three-bedroom semi-detached home in Blythe Bridge offers a bright bay-fronted lounge, a stunning open-plan kitchen diner with log burner, and a generous garden—perfect for modern family living and entertaining.

## Denise White Agent Comments

This beautifully presented traditional three-bedroom semi-detached home, situated on the sought-after Crossfield Avenue in Blythe Bridge, offers stylish and well-appointed accommodation throughout, making it an ideal purchase for families and professionals alike.

Upon entering the property, you are welcomed by a spacious entrance hallway, setting the tone for the rest of the home. From here, you are led into a generously sized lounge featuring a charming bay window to the front aspect, allowing an abundance of natural light to flood the room. The lounge has been thoughtfully designed to create a warm, cosy, and inviting living space.

Returning to the hallway, there is a convenient ground floor WC located beneath the stairs—perfect for guests.

To the rear of the property lies the standout feature of the home: a superb open-plan kitchen diner. This impressive space offers a well-finished kitchen area alongside a spacious dining and entertaining area. A characterful log burner set against an exposed brick fireplace adds charm and warmth, while a skylight enhances the sense of space and light. Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Leading off the kitchen is a practical utility room, providing additional storage and space for appliances, including plumbing for a washing machine and room for a dryer.

To the first floor, the property offers two well-proportioned double bedrooms, along with a third bedroom which is currently utilised as a dressing room, but would also be suited to a home office, or single bedroom. A modern family bathroom completes the upstairs accommodation.

Externally, the property benefits from a generous driveway to the front, offering ample off-road parking for multiple vehicles, as well as a good-sized garage—ideal for storage or use as a

workshop. To the rear, there is a generously sized garden, perfect for entertaining, relaxing, and family use.

This is a truly impressive home that has been maintained and presented to an exceptional standard throughout. Early viewing is highly recommended to fully appreciate all that this property has to offer.

## 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.

## Entrance Hall

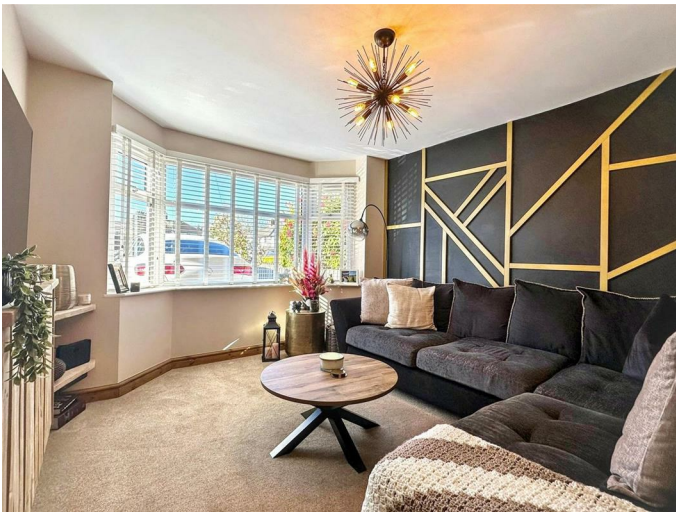
13'0" x 6'2" (3.97 x 1.89)



Tiled flooring. Radiator. Stair access leading to first floor accommodation. Ceiling light. Doors doors leading into:-

## Lounge

12'5" x 11'1" (3.80 x 3.39)



Carpet. Radiator. uPVC Bay Window to the front aspect. Ceiling light.

## WC

5'9" x 2'7" (1.77 x 0.80)



Tiled flooring. Radiator. Low level WC. Obscured uPVC window to the side aspect. Ceiling light.

## Kitchen

19'5" x 20'3" maximum overall (5.94 x 6.18 maximum overall)



Fitted with a range of wall and base units with work surfaces over, incorporating a Belfast style sink unit with mixer tap. Integrated fridge. Space for a range style cooker with extractor fan over. Exposed brick fireplace housing log burning stove. Spacious dining area. Tiled flooring. Radiator. French doors leading to the rear garden. uPVC window to the side aspect. Skylight Window. Ceiling lights and spotlights. Door leading into:-

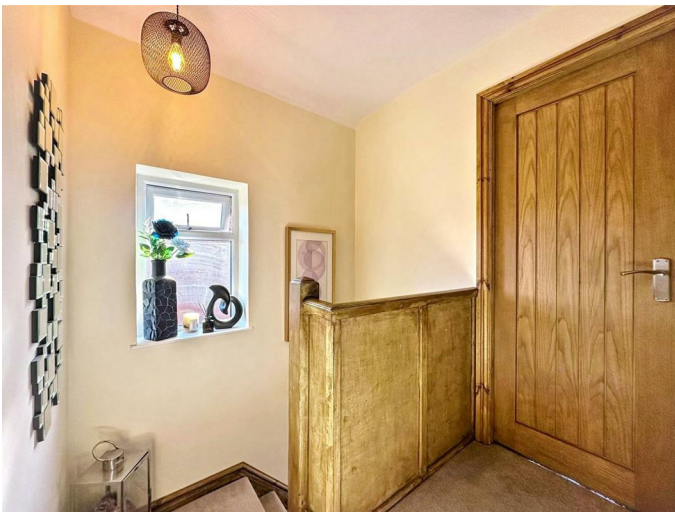
## Utility Room

7'9" x 6'1" (2.37 x 1.86)



Fitted with a work surface beneath which there is Plumbing for washing machine and space for tumble dryer. Space for fridge/freezer. Tiled flooring. Wall mounted Gas Central Heating Boiler. Access to the rear garden. uPVC window to the rear aspect. Inset Spotlights.

## First Floor Landing



Fitted carpet. Obscured uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into:

## Bedroom One

12'10" x 11'2" max including wardrobes (3.93 x 3.42 max including wardrobes)



Fitted carpet. Radiator. Fitted with a range of built in wardrobes. uPVC bay window to the front aspect. Ceiling light.

## Bedroom Two

11'5" x 11'2" (3.48 x 3.42)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Bedroom Three

7'9" x 6'2" (2.37 x 1.89)



Fitted carpet. Radiator. uPVC window to the front aspect. Ceiling light.

### Bathroom

8'1" x 6'0" (2.47 x 1.85)



Fitted with a suite comprising of, low-level WC, vanity wash hand basin, and 'P' shaped bath with rainfall shower over. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

### Outside



The property is approached over a generous driveway, offering ample off-road parking for multiple vehicles and leads to a detached single garage. To the rear there is a fabulous private and enclosed garden area.

### Garden

The rear garden provides a fantastic space for outdoor dining and entertaining. Fully enclosed, it offers a safe and secure environment for children and pets to enjoy. Two generous paved seating areas sit alongside a well-maintained lawn, creating versatile spaces for relaxation and social gatherings. One of the seating areas is positioned beneath a beautiful timber pergola, with a superb covered BBQ area to the side—perfect for hosting and enjoying al fresco living year-round.

### Garage

22'2" x 8'5" (6.76 x 2.59 )

Double doors to the front aspect. Pedestrian door and two windows to the side aspect. Power and light.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent City Council Band C

### 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.

### We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### 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 Will 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.

### **Need A Mortgage?**

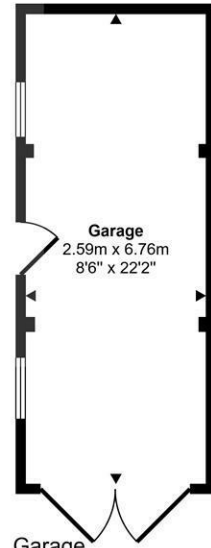
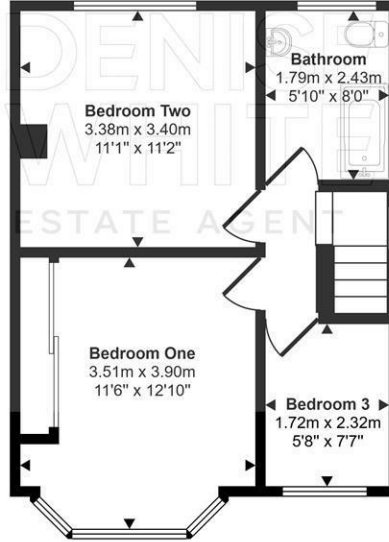
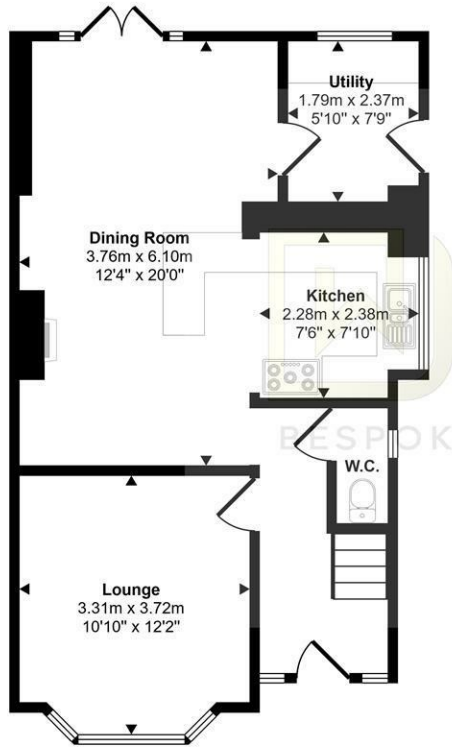
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

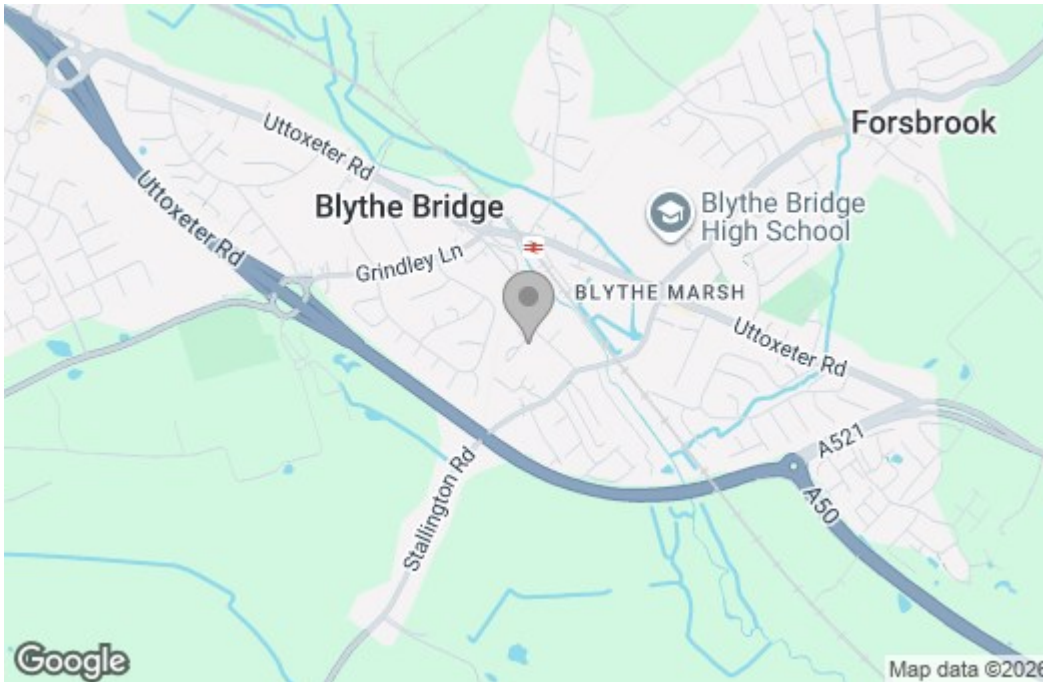
# Floor Plan

Approx Gross Internal Area  
108 sq m / 1161 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.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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