



# ESTATE AGENTS

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**Sutherland Crescent, Blythe Bridge, Stoke-On-Trent, ST11 9JU**

**Offers in the region of £330,000**

\* PERFECT FOR THE GROWING FAMILY, AN EXTENDED THREE BEDROOM DETACHED HOUSE

\* ENTRANCE HALL \* LOUNGE \* FAMILY ROOM

\* KITCHEN

\* CLOAKS

\* BATHROOM

\* FRONT AND REAR GARDEN \* GARAGE

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# Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Situated in the ever-popular village of Blythe Bridge, this well-presented three-bedroom detached home offers spacious and versatile accommodation arranged over two floors, making it an ideal purchase for first-time buyers, growing families, or investors alike. The village is well regarded for its excellent commuter links, local amenities, highly regarded schools, and convenient access to the A50 and surrounding Staffordshire countryside.

Upon entering the property, you are welcomed into an entrance hall providing access to the principal ground floor accommodation. To the front elevation sits a bright and airy lounge, beautifully enhanced by a bay window allowing an abundance of natural light to flood the room, creating a warm and inviting living space. To the rear, the property benefits from a separate family room overlooking the garden, ideal for modern family living, entertaining, or use as a home office/playroom.

The fitted kitchen offers a range of wall and base units with ample worktop space and room for appliances, while an additional entrance/dining area provides further flexibility for everyday living and dining. Completing the ground floor is a convenient downstairs bathroom/WC.

To the first floor, the landing leads to three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom suitable for a nursery, dressing room, or study. A family bathroom serves the first-floor accommodation.

Externally, the property enjoys an enclosed rear garden offering excellent potential for outdoor entertaining and family use. The home further benefits from gas central heating and double glazing throughout.

Conveniently located within easy reach of local shops, schools, transport links, and Blythe Bridge railway station, this property presents an excellent opportunity to acquire a spacious family home in a sought-after residential location. Early viewing is highly recommended.

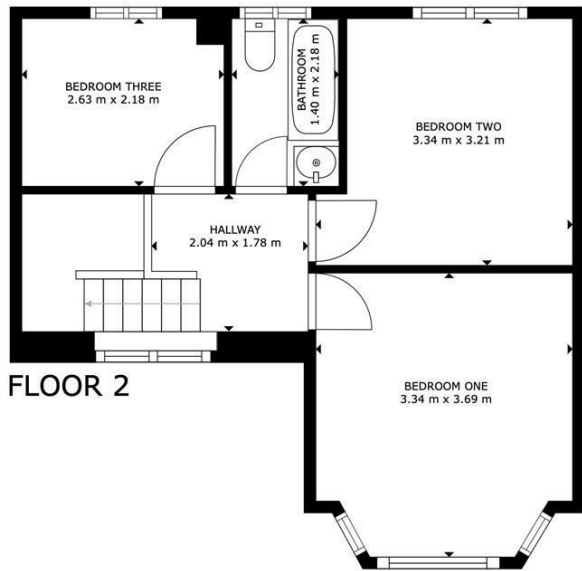
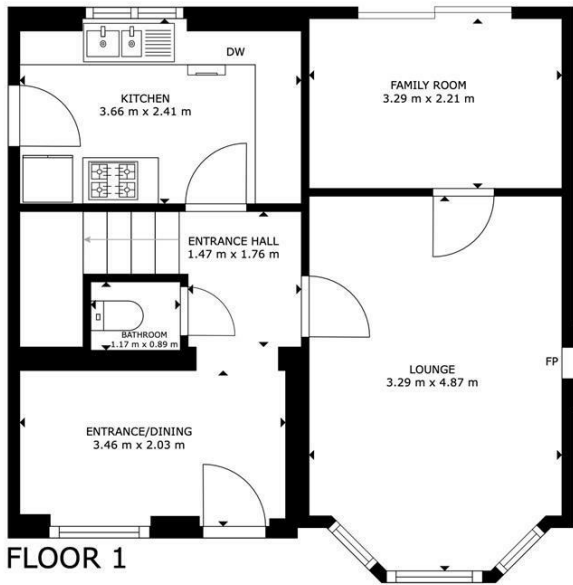


# Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
 FLOOR 1: 47 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>  
 TOTAL: 86 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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