DENISE WHITE™
BESPOKE ESTATE AGENT









15 Stallington Close, Staffordshire, ST11 9QF

Guide price £150,000

GUIDE PRICE £150,000 - £160,000

"Home is where the heart is." — Pliny the Elder

A well-presented three-bedroom ground floor flat in Blythe Bridge, offering spacious accommodation, a standout kitchen diner, and a bright lounge with garden access—ideal for first-time buyers or investors.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments

This well-presented three-bedroom ground floor flat, situated in the sought-after area of Blythe Bridge on Stallington Close, offers spacious and versatile accommodation ideal for first-time buyers or investors alike.

Upon entering the property, you are welcomed by a generous entrance hallway providing access to the bedrooms, bathroom, WC and Lounge. The flat comprises two well-proportioned double bedrooms, alongside a third bedroom which, while slightly smaller, remains a comfortable single room suitable for a variety of uses such as a home office or guest space, together with a family bathroom and separate WC, which adds practicality for modern living.

To the rear of the property, the lounge is a standout feature, offering a light, spacious and relaxed living environment. Double doors open directly onto a private garden area, enhancing the indoor-outdoor flow. The lounge seamlessly connects to a well-appointed open-plan kitchen diner, with the kitchen itself being a particular highlight—stylishly presented and thoughtfully laid out.

Overall, this attractive home is well presented throughout and offers excellent potential for buyers looking to add their own personal touches, making it a fantastic opportunity in a desirable location.

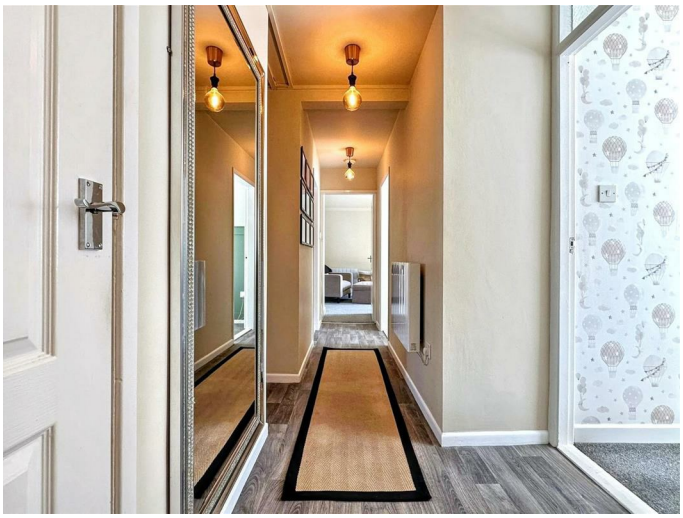
Location



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



uPVC entrance door to the side aspect. Vinyl flooring. Electric storage heater. Ceiling light. Doors leading into: –

Lounge

15'5" x 11'7" (4.70 x 3.54)



Carpet. Electric storage heater. uPVC window to the side aspect. uPVC Double doors leading to outside. Open Plan access leading into kitchen. Ceiling light.

Kitchen

17'0" x 10'10" (5.20 x 3.31)

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer, oven and electric hob. Plumbing for washing machine and space for a tumble dryer and American style fridge freezer. Tiled flooring. uPVC Windows to the rear and side aspect. Inset Spotlights.

Bedroom One

10'3" x 10'0" (3.13 x 3.07)



Carpet. Electric storage heater. uPVC window to The side aspect. Ceiling light.

Bedroom Two

9'4" x 6'8" (2.86 x 2.05)



Carpet. Electric storage heater. uPVC window to The rear aspect. Ceiling light.

Bedroom Three

8'7" x 6'9" (2.62 x 2.06)



Carpet. Electric storage heater. uPVC window to the side aspect. Ceiling light.

Bathroom

5'6" x 4'9" (1.68 x 1.47)



Fitted with a suite comprising of, bath with shower over and vanity wash hand basin unit. Vinyl flooring. Heated towel rail. Obscured uPVC window. Ceiling light.

WC

5'0" x 2'7" (1.54 x 0.81)



Fitted with a pedestal wash hand basin and low-level WC. Vinyl flooring. Obscured uPVC window. Ceiling light

Outside



To the rear of the property there is a private and enclosed garden, mainly laid to lawn with fenced boundaries for privacy. There is a raised decking area ideal for outdoor seating, along with a useful timber outbuilding providing additional storage or workspace.

Leasehold Information

125 year lease which started in September 1996, with 95 years remaining,
Ground rent = £10 per annum
Service charges = £412.36 for the year 2026/7, reviewed annually.

Agent Notes

Tenure: Leasehold

Services: Mains electricity, water and drainage connected.

Council Tax: Stafford Band A

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.

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.

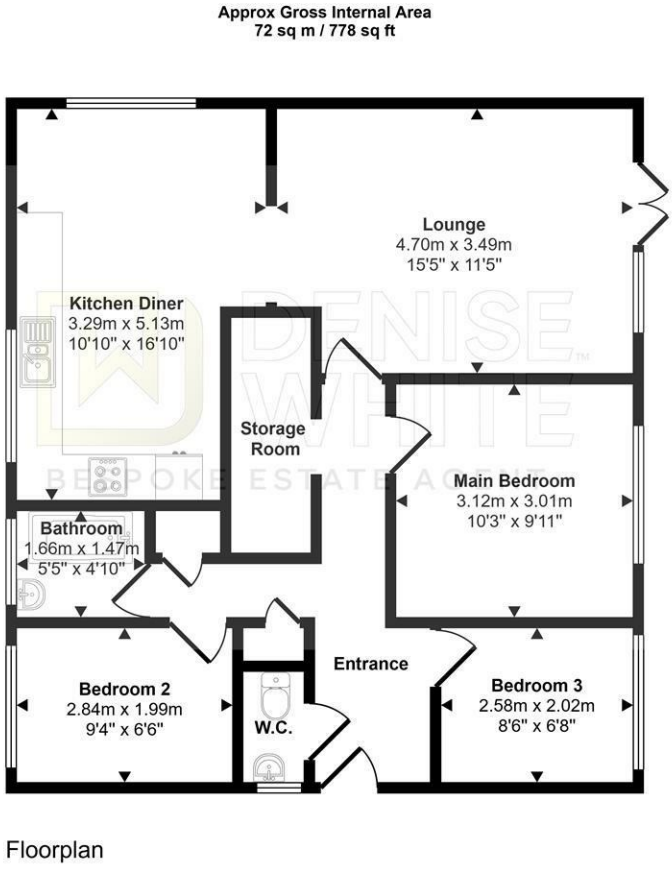
You Will Need A Solicitor!

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.

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



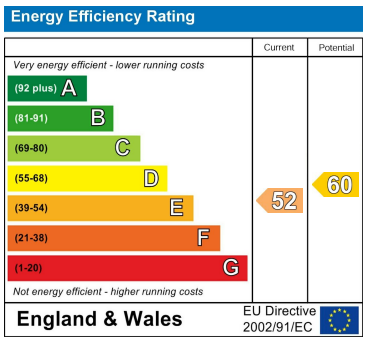
Floorplan

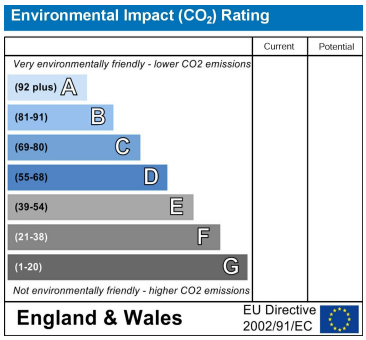
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk