





This impressive three-bedroom detached and extended family home is beautifully presented throughout and has been thoughtfully improved by the current owners to create a versatile and welcoming home.

Offering generous accommodation arranged over two floors, the property benefits from multiple reception rooms, a detached garage, ample off-road parking and gardens to both the front and rear. The property is also equipped with double glazing throughout, complemented by a particularly attractive stained glass window to the first-floor landing, together with gas central heating.

The property is ideally positioned within the popular area of Blythe Bridge. Blythe Bridge offers a range of local amenities, schools and everyday services, while its position provides convenient access to the wider Stoke-on-Trent and Staffordshire area. Blythe Bridge is also served by local transport links and easy access to the A50, making it a convenient location for those commuting or travelling further afield.

In brief, the accommodation comprises: dining room, hallway, spacious lounge, versatile snug, fitted kitchen and WC to the ground floor.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property offers a detached garage, ample off-road parking and gardens to both the front and rear, providing useful outdoor space for families and entertaining.

Offering a generous amount of living space, a versatile layout and a range of thoughtful improvements, this attractive home is ideally suited to a variety of buyers and is ready for its new owners to move in and enjoy.

Early viewing is highly recommended to fully appreciate the space, presentation and versatility this property has to offer.



Dining Room

Composite door leading in from the front, uPVC double glazed window to the front elevation, under stairs storage cupboard and central heating radiator.

Hallway

Central heating radiator and stairs leading to the first floor.

Living Room

uPVC double glazed bay window to the front elevation, central heating radiator and gas feature fireplace with mantle and hearth.

Snug

uPVC sliding patio doors leading out into the garden and central heating radiator.

Kitchen

Fitted with a range of base and eye-level units with complementary worktops, inset one and a half bowl sink with draining board, tiled splashbacks, space and plumbing for a cooker, washing machine and fridge freezer. uPVC double glazed window to the rear elevation, wall-mounted boiler, uPVC double glazed door leading out to the side and tiled flooring.

WC

WC and tiled walls.

Landing

Loft access and uPVC double glazed stained glass window to the front elevation.

Master Bedroom

uPVC double glazed bay window to the front elevation and central heating radiator.

Bedroom

uPVC double glazed window to the rear elevation and central heating radiator.

Bedroom

uPVC double glazed window to the rear elevation and central heating radiator.

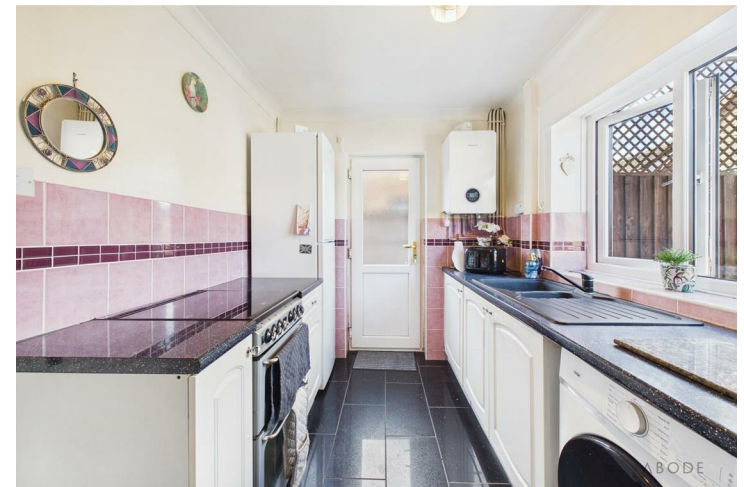


Bathroom

Three-piece suite comprising WC, wash hand basin and bath with shower over, tiled walls and tiled flooring. uPVC double glazed window to the rear elevation, eye-level mirrored medicine cabinet and towel radiator.

Garage

Up and over door to the front, power and lighting, and uPVC double glazed sliding patio doors leading out to the side elevation.







Outside

To the front, a block-paved driveway provides ample off-road parking and access to the garage. The front garden is enhanced by decorative blue slate and attractive circular paved area, creating a low-maintenance and neatly presented approach to the property.

To the rear, the enclosed garden has been designed with ease of maintenance in mind, comprising block paving, decorative slate and additional circular paved areas, providing a versatile outdoor space ideal for seating and entertaining.

AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and

should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

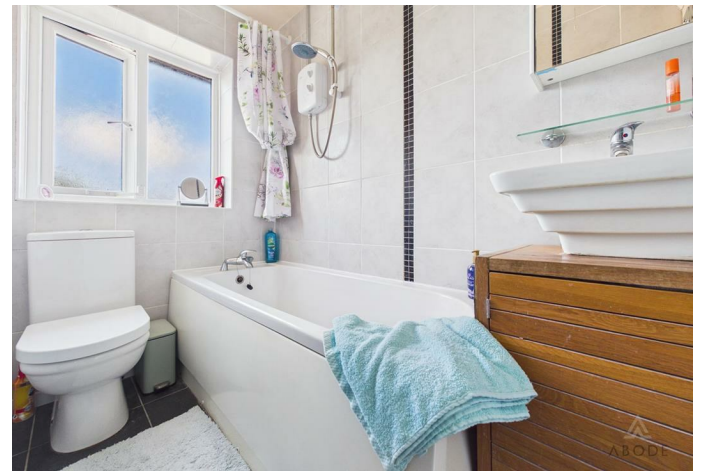
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

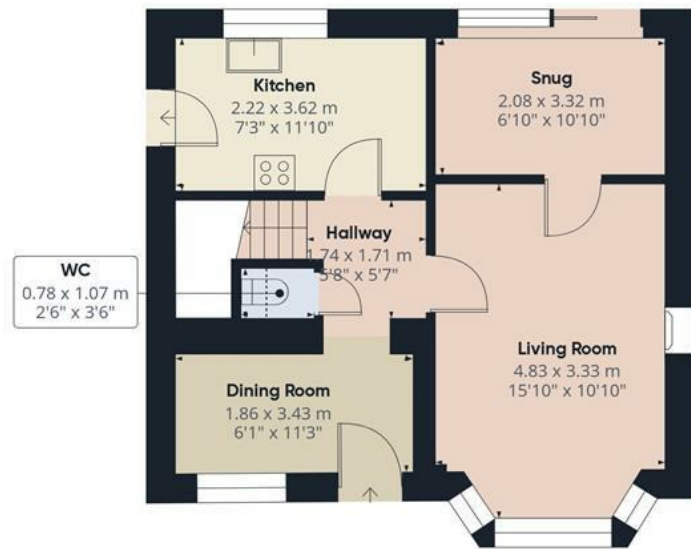
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

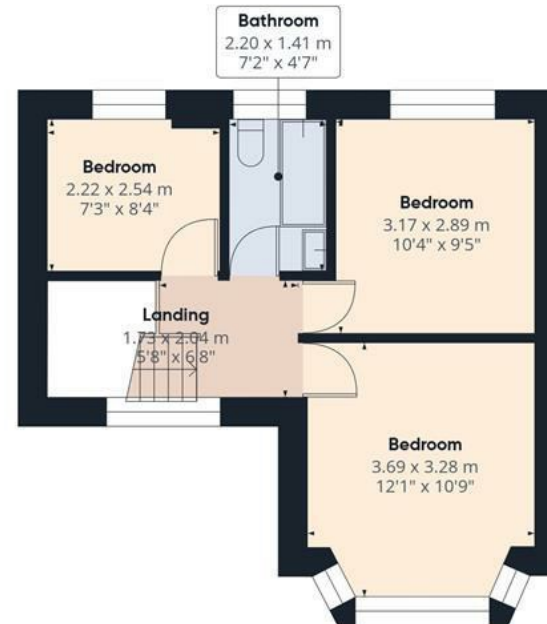








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

90.6 m²

975 ft²

Reduced headroom

0.2 m²

3 ft²

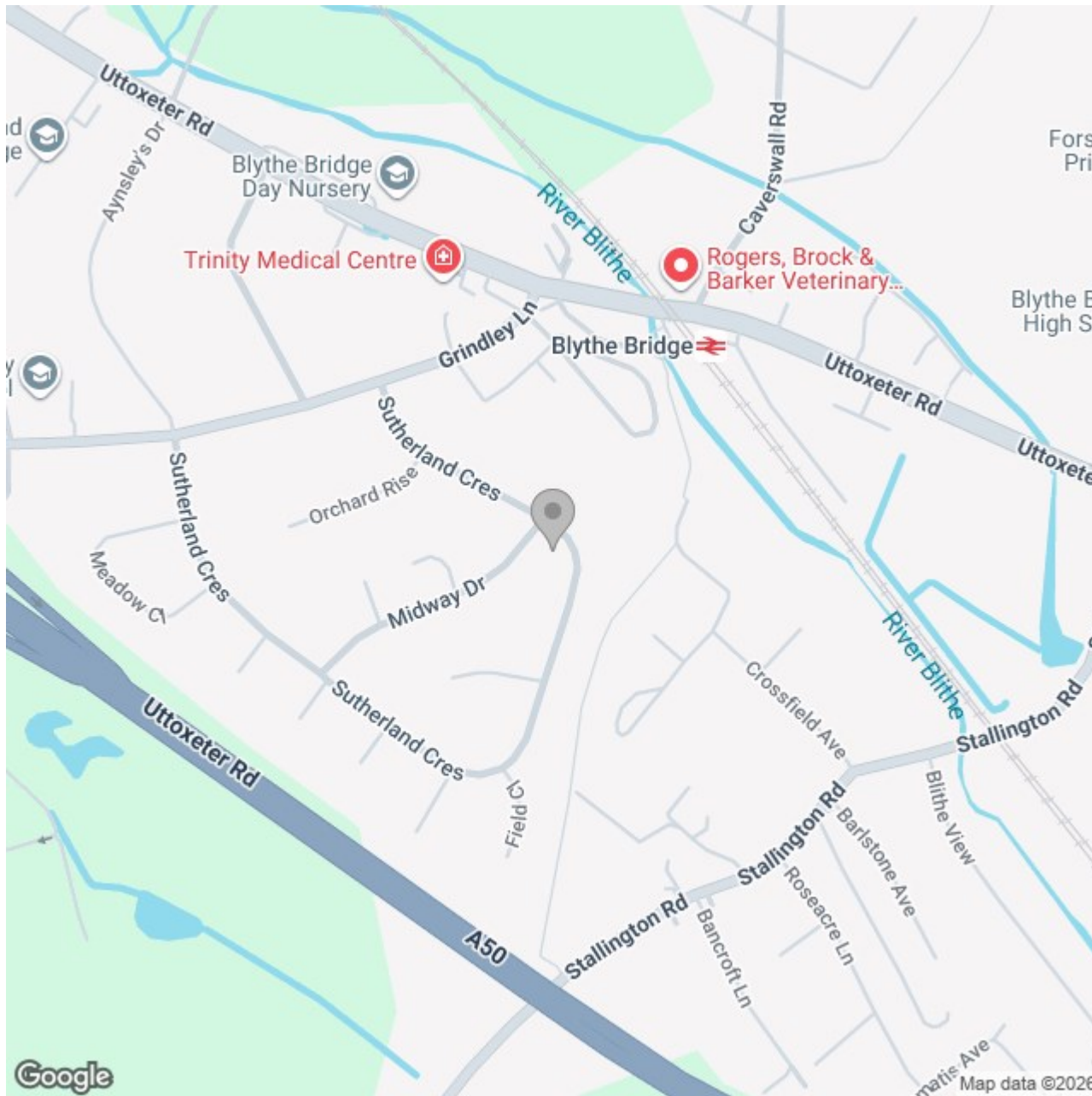
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	