



ESTATE AGENTS

... the key to a successful move



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

**Offers over
£300,000**

Nestled in the charming area of Sutherland Crescent, Blythe Bridge, Stoke-On-Trent, this delightful extended three-bedroom detached house is an ideal choice for a growing family. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertainment. Each room is designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The three well-proportioned bedrooms offer comfortable living spaces, ensuring that everyone in the family has their own sanctuary. The bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is its low-maintenance garden, which allows for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for children to play, or for hosting summer barbecues with friends and family.

With its excellent location in Blythe Bridge, residents will benefit from a friendly community atmosphere, as well as easy access to local amenities, schools, and transport links. This home truly represents a wonderful opportunity for those seeking a comfortable and practical living space in a desirable area. Don't miss the chance to make this lovely house your new family home.

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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.

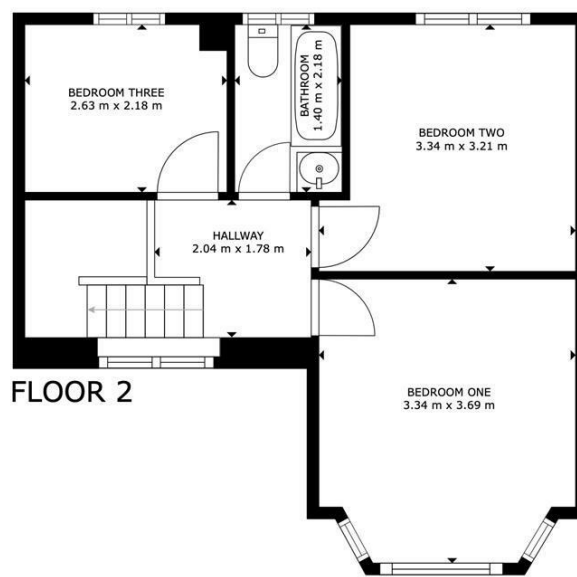
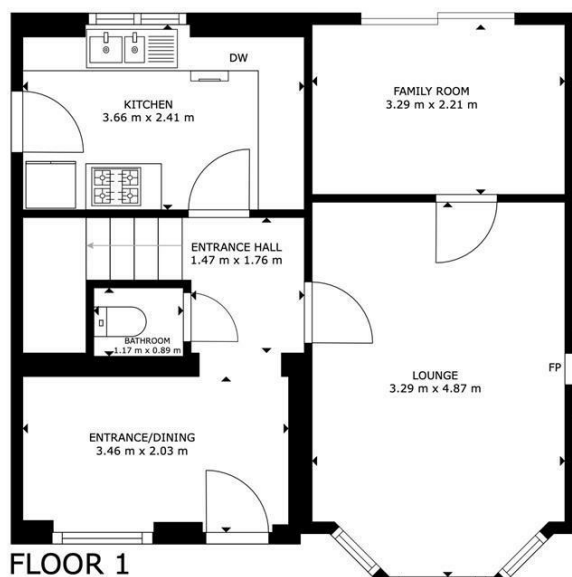


Sutherland Crescent, Blythe Bridge, Stoke-On-Trent,



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA
FLOOR 1: 47 m², FLOOR 2: 39 m²
TOTAL: 86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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