

**33 Bridgwood Road, Stoke-On-Trent, ST11 9PU**

**Offers in excess of £110,000**

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A well-presented two-bedroom first floor flat ideally situated close to local amenities and excellent transport links. The property offers bright and comfortable accommodation throughout and benefits from a private rear garden.

## Denise White Estate Agents Comments

Situated in the popular village of Blythe Bridge, this well-maintained two-bedroom first floor apartment offers spacious and comfortable living, ideal for first-time buyers or those looking to downsize.

The property features a bright and generous living room spanning over five metres in length, providing ample space for both relaxation and dining. The kitchen is fitted with attractive shaker-style wooden cabinets, while the well-appointed bathroom is presented in good condition. There are two comfortable double bedrooms, both tastefully decorated and filled with natural light.

Additional benefits include a useful ground floor store room and a large boarded loft space, providing excellent storage options.

Externally, the property enjoys a private garden, well maintained with a variety of mature shrubs, plants, and well-stocked borders and beds. A garden shed and greenhouse offer further practicality for gardening enthusiasts.

Overall, this delightful home offers a perfect combination of space, comfort, and convenience, all within a sought-after residential location close to local amenities, transport links, and countryside walks – an ideal choice for first-time buyers or downsizers alike.

## 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

4'4" x 5'1" (1.33 x 1.55 )

Quarry tiled flooring. Wooden door to the front aspect. Stairs to the first floor accommodation. Obscured uPVC double glazed window to the side aspect.

## Store

9'6" x 5'1" (2.90 x 1.55 )

Obscured uPVC double glazed window to the side aspect. Ceiling light.

## Living Room

11'1" x 17'10" (3.38 x 5.44)



Fitted carpet. Wall mounted radiator. Shelving built into alcove. Three uPVC double glazed windows to the front aspect. Picture railing. Coving. Ceiling light.

## Kitchen

10'11" x 10'10" (3.33 x 3.31 )



Quarry tiled flooring. A range of shaker style wall and base units with laminate work tops. Integrated stainless steel sink and drainer unit with mixer tap above. Electric split oven with hob above. Wall mounted radiator. Space for fridge freezer. uPVC double glazed window to the rear aspect. Ceiling light.

## Inner Hall

6'3" x 6'0" (1.92 x 1.83)



Wood effect laminate flooring. Wall mounted radiator. Loft access. Ceiling light.

## Bedroom One

11'0" x 12'2" (3.36 x 3.72 )



Fitted carpet, Wall mounted radiator. uPVC double glazed window to the front aspect. Storage shelving. Ceiling light.

## Bedroom Two

8'11" x 12'2" (2.73 x 3.71 )



Continued wood effect flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Storage shelving. Ceiling light.

## Bathroom

5'10" x 6'4" (1.78 x 1.94)



Tiled effect flooring. Low level WC. Pedestal wash hand basin. Fitted bath with shower attachment and electric shower above. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

## Outside



The property is accessed via a paved path with a border to the left stocked with mature shrubs. To the rear there is gated access into a private garden which features large borders stocked with plants and shrubs with gravel pathways leading through. There is also a useful storage shed and a greenhouse.

## Agents Notes

Tenure: Leasehold

Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band  
No chain involved with the sale

## Leasehold Details

125 years from 1st March 2004 - 104 years remaining - ground rent and insurance £255 per annum

## 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.

### 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 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.

### Do You Require 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.

### 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!

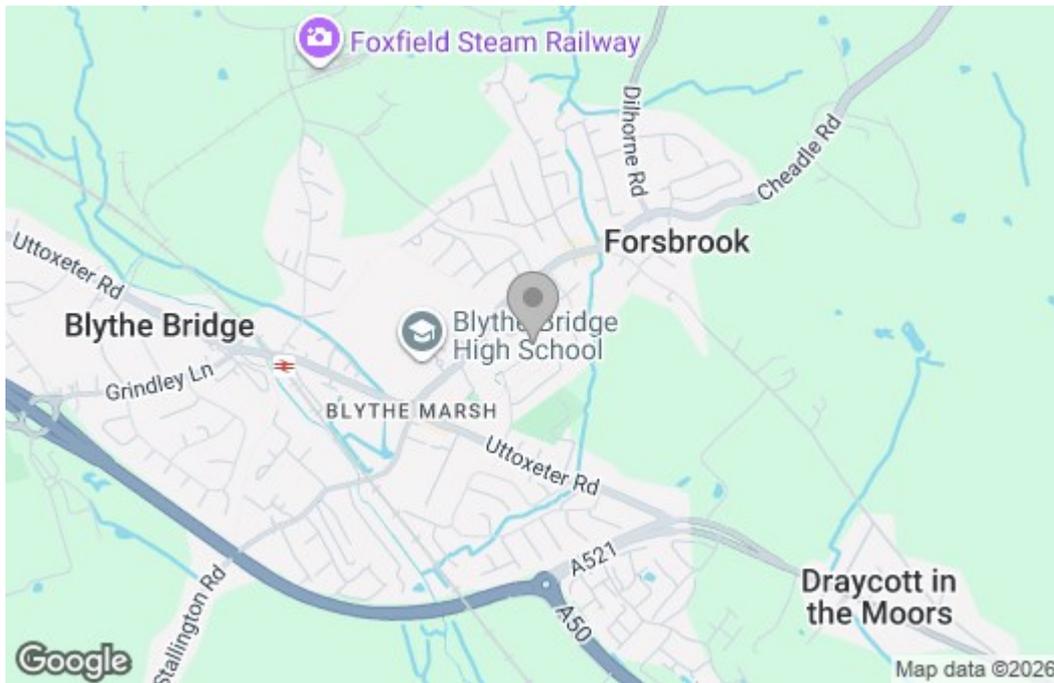
### **Anti-Money Laundering & ID Checks**

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.

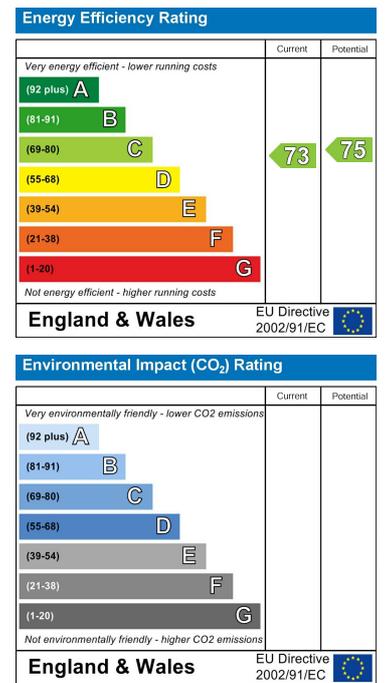
## Floor Plan



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