



 DENISE



**55 Stallington Road, Stoke-On-Trent, ST11 9PN**

**Offers in excess of £350,000**

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"There is nothing like staying home for real comfort" ~ Jane Austen

Set on a private lane off the highly regarded Stallington Road in Blythe Bridge, this detached family home offers spacious and well-presented accommodation throughout. The property features a generous Lounge with log-burning stove, a modern Kitchen with central island and dining area, and a large Conservatory overlooking the rear garden. Upstairs are Four Bedrooms and a Jack and Jill Bathroom, while outside there is driveway parking with an electric car charging point, a garage, and a private, south facing, rear garden. Ideally located close to village amenities, schools, and excellent transport links via the A50.

## Denise White Estate Agents Comments

Tucked away on a private lane just off the highly regarded Stallington Road in Blythe Bridge, this detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. On the Ground Floor, an Entrance Hall with cloakroom/WC leads to a generous Lounge spanning one side of the property, featuring a newly installed log-burning stove and access to a sizeable Conservatory overlooking the rear garden. The Kitchen occupies the opposite side, fitted with a comprehensive range of units including a central island with breakfast bar and ample space for a dining table and chairs. A useful utility room sits beyond, which in turn leads to the rear garden.

Upstairs, a bright and airy landing leads to Four Well-Proportioned Bedrooms and a Jack and Jill Bathroom. The Main Bedroom enjoys a front aspect, with fitted mirror-fronted wardrobes, and private access to the Bathroom, while Bedroom Two, another good sized Double Room also overlooks the front. Bedrooms Three and Four enjoy pleasant views over the rear garden.

Externally, the property benefits from a driveway providing off-road parking for two vehicles with an electric car charging point and an attached single garage. To the rear, the enclosed, south facing, garden features a paved patio area and lawn, offering a good degree of privacy—enjoying the sun all day long making it ideal for outdoor dining and family enjoyment.

Situated in a sought-after residential area within easy reach of the village centre, local amenities, and well-regarded schools, this home also offers excellent road links to the A50, providing convenient access to Stoke-on-Trent, Uttoxeter, Ashbourne, Derby, and the M6 (junction 15).

## 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



Wooden entrance door to the front aspect. Oak effect laminate flooring. Stairs off to the first floor. Under stairs storage cupboard. Radiator. Ceiling light and spotlights. Doors leading into the Downstairs WC, Lounge and into:-

## Kitchen

15'7" x 11'2" minimum (4.75 x 3.41 minimum)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor over, single electric oven, fridge freezer and dishwasher. Central island with granite worktop. Tiled flooring. Part tiled walls. uPVC windows to the front and rear aspect. Radiator. Ceiling spotlights. Door leading into:-

## Utility room

5'8" x 5'2" (1.74 x 1.58)

Fitted with wall units and a worksurface below which there is plumbing for an automatic washing machine. Tiled flooring. Radiator. Part tiled walls. uPVC door leading to the rear garden. Ceiling light.

## Lounge

19'5" x 11'6" (5.92 x 3.51)



Carpet. Two radiators. Fitted with a multi fuel stove set on a slate hearth with tiled backing. Coving to the ceiling. uPVC window to the front aspect. Two ceiling lights. uPVC doors leading into:-

## Conservatory

12'9" x 12'6" (3.89 x 3.82)



uPVC double glazed with French doors leading to the rear garden. Oak effect laminate flooring. Wall light.

## WC

6'4" x 3'1" (1.95 x 0.94)



Fitted with a low-level WC and wall mounted wash hand basin. Oak effect laminate flooring. Radiator. Obscured uPVC window to the front aspect. Ceiling light.

## First Floor Landing



Carpet. uPVC window to the rear aspect. Ceiling light. Loft access. Doors leading into: –

## Bedroom One

11'7" x 9'4" (3.54 x 2.87)



Carpet. Radiator. uPVC window to the front aspect. Fitted with mirror fronted built-in wardrobes. Coving to the ceiling. Ceiling light. Door leading into the Jack and Jill bathroom.

## Bedroom Two

11'6" x 7'3" (3.53 x 2.21)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bedroom Three

13'8" x 6'0" (4.18 x 1.84)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bedroom Four

9'3" x 9'1" (2.83 x 2.79)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Jack and Jill bathroom

9'11" x 9'0" (3.04 x 2.75)



Fitted with a suite comprising of panelled bath, low-level WC, pedestal wash hand basin and fully tiled corner shower cubicle. Herringbone style vinyl flooring. Radiator. Obscured uPVC window to the front aspect. Coving to the ceiling. Ceiling spotlights.

## Outside

To the front of the property there is a small lawned garden featuring a traditional style lamp post which sits alongside a tarmac driveway, which features an electric car charging point, provides off road parking for Two Vehicles and leads to an attached single garage.

## Garage

18'10" x 9'4" (5.75 x 2.85)

With up and over door to the front aspect. Power and Light. uPVC window to the rear aspect. uPVC door leading to the rear garden.

## Garden

To the rear of the property there is a private and enclosed garden, with a paved patio seating area overlooking a good sized lawn, the perfect place for relaxation, al-fresco dining and for children and pets to play. The garden backs on to the railway line and therefore enjoys a good degree of privacy.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands District Council Band D

No chain involved with the sale

## 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 2024 & 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.

### **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 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.

## Floor Plan

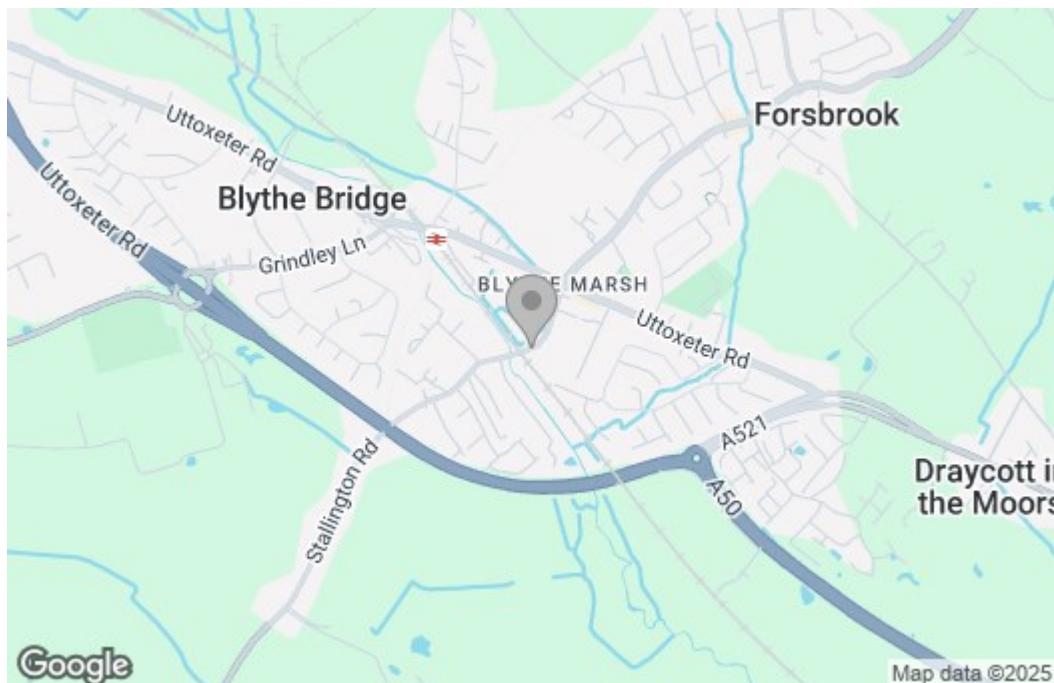


Total floor area: 142.9 sq.m. (1,538 sq.ft.)

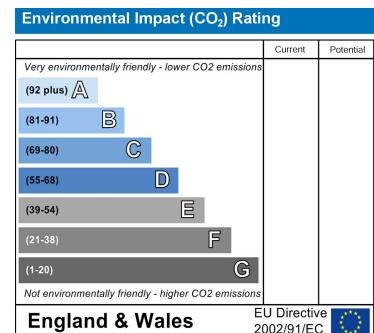
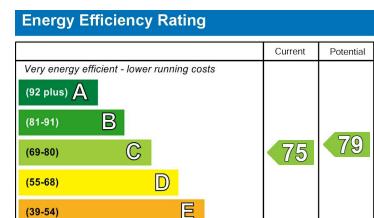
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



## Energy Efficiency Graph



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