

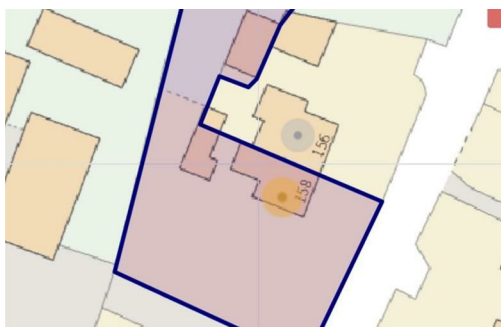


158, Stallington Road, Blythe Bridge, Stoke-On-Trent, ST11 9PA



Offers Over £300,000

Potential with a capital P! A rare opportunity to acquire a traditional semi-detached house in need of renovation and improvement, set in large gardens with the added bonus of a detached two storey brick built coach house within the gardens. Offers good size accommodation with 2 reception rooms, kitchen & large cellar, complemented by 3 good size bedrooms and upstairs bathroom. The house is in generally good order but does nevertheless present future owners with the opportunity to stamp their own mark and has both the space and potential to extend. Concessions to twenty first century living include gas central heating and modern replacement upvc double glazed windows. Step outside and you will find a large mature garden, a range of domestic outbuildings and parking for several cars. Popular location mid way along Stallington Road, close to open countryside and within easy reach of Blythe Bridge and nearby amenities. No upward chain.



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Entrance Hall  
With upvc half glazed front door.

Lounge  
Front and side facing windows overlooking the garden. Chimney breast with feature fireplace. Radiator.

Sitting Room  
Bay window to the side of the house overlooking the garden. Chimney breast with wood burning stove. Radiator.

Kitchen  
Dated wall and base cupboards. In need of upgrading.

Cloakroom & Store

Cellar  
Access from the sitting room to a large cellar.

Landing

Bedroom 1  
Double bedroom with window to the side of the house. Radiator.

Bedroom 2  
Double bedroom with window to the front of the house enjoying open views. Radiator.

Bedroom 3  
Single bedroom with window to the front of the house. Radiator.

Bathroom  
Fitted with a white suite comprising: bath, pedestal basin & WC.

Outside  
The house occupies a large plot with gardens to the front, side and rear, mainly lawn with borders formed by a variety of shrubs and trees. Range of domestic brick built outbuildings to the rear of the house, together with a detached brick built barn / coach house tucked away at the rear. front pedestrian gate and vehicular access via the hardcore drive to the left hand boundary which leads to a gated private parking area. The oak tree at the roadside at the front of the garden is subject to a tree preservation order (TPO).

General Information  
Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band D

Tenure; Freehold

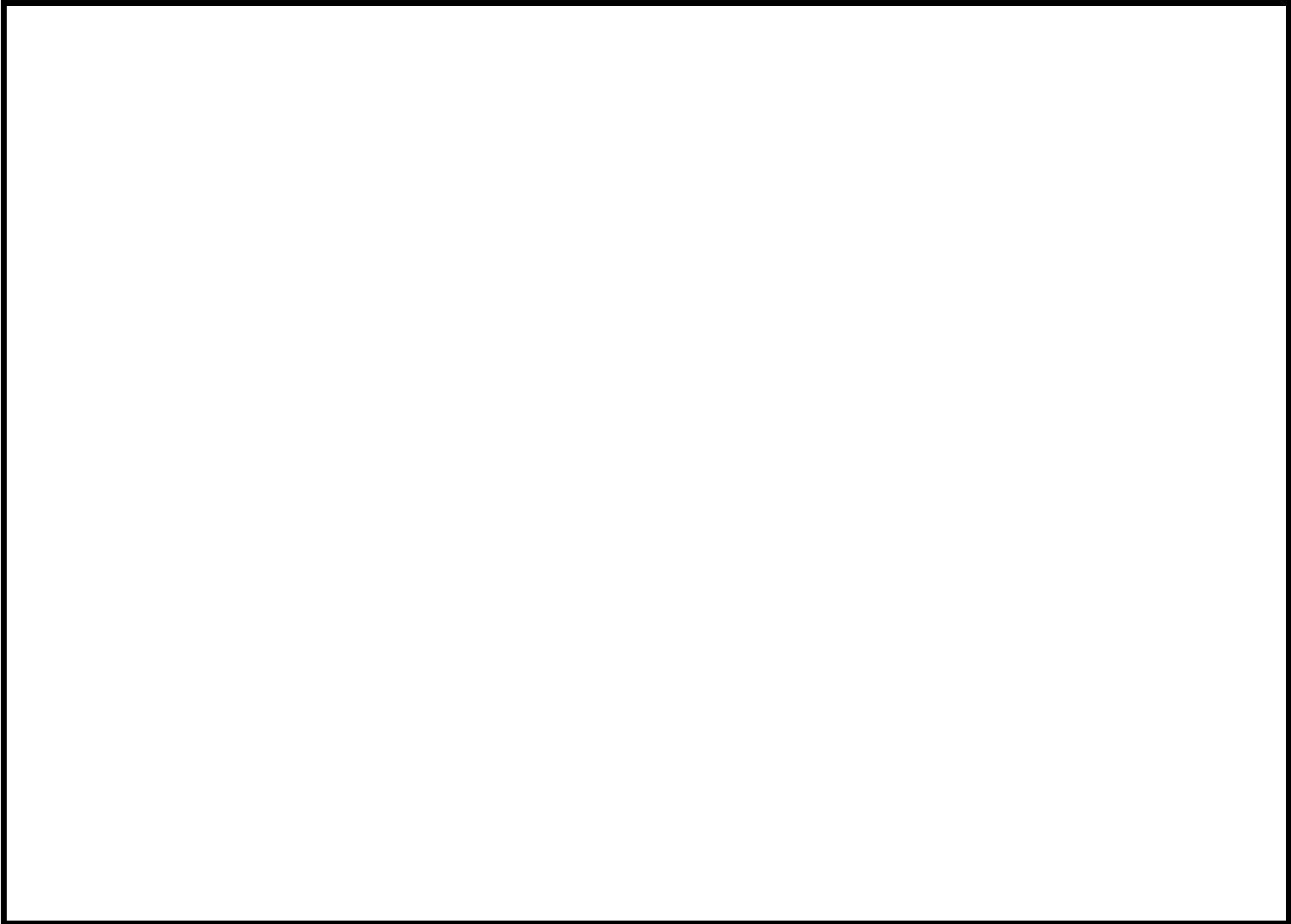
Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.

Note: There will be an overage on the garden for a period of 10 years after completion. In the event that planning consent is granted on the garden and subsequently developed the overage will be 25% of the enhanced value of the plot of land.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	