



ESTATE AGENTS

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Cheadle Road, Blythe Bridge, Stoke-On-Trent, ST11 9PW

**Offers in the
region of
£525,000**

An impressive, detached family residence offering generous and versatile living accommodation, set behind a large block-paved driveway with ample off-road parking and a substantial double garage. This attractive modern home enjoys a commanding position with mature trees and landscaped surroundings providing a wonderful sense of privacy and kerb appeal.

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Cheadle Road, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An impressive, detached family residence offering generous and versatile living accommodation, set behind a large block-paved driveway with ample off-road parking and a substantial double garage. This attractive modern home enjoys a commanding position with mature trees and landscaped surroundings providing a wonderful sense of privacy and kerb appeal.

The property features a handsome red-brick exterior with well-proportioned elevations. Upon entering the property, you are welcomed into a bright and inviting entrance hallway which provides access to the principal ground floor accommodation. The generous lounge offers a comfortable and stylish living space, perfect for both relaxing evenings and entertaining guests. Flowing from the lounge is the conservatory, a wonderful additional reception area enjoying views over the rear garden and providing an abundance of natural light throughout the day. The dining room is the perfect room for hosting family gatherings on special occasions. The added benefit of the snug provides an additional reception room which can be used to suite your needs, whether a home office or a gym area.

The fitted kitchen is well-appointed with a range of wall and base units, ample work surface space, and room for appliances, creating a practical and functional hub of the home. A convenient downstairs WC adds further practicality for modern family living.

To the first floor are four excellent sized bedrooms the master bedroom with an en suite and bedroom two comes with its own en suite. The additional bedrooms are serviced by the principal family bathroom.

Outside, the expansive frontage creates an excellent first impression, while the detached double garage and extensive parking make the property ideal for multiple vehicles, caravans, or visiting guests. The garage also has an external and internal EV charger point. The mature boundary planting and established trees further enhance the peaceful setting.

A superb opportunity to acquire a substantial family home combining space, practicality, and attractive presentation in a sought-after residential location.

Conveniently located close to a range of local amenities, schools, and transport links, the property also offers excellent access to nearby countryside walks and commuter routes.

Early viewing is strongly advised to fully appreciate the size, flexibility, and quality of accommodation on offer within this exceptional family home.

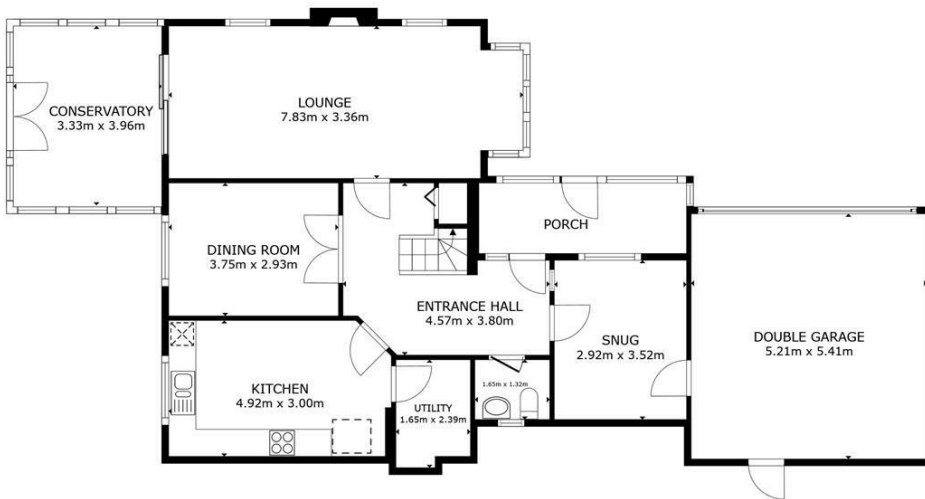


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 97.1 m² FLOOR 2 62.2 m²
 EXCLUDED AREAS : DOUBLE GARAGE 28.2 m²
 TOTAL : 159.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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