



11 Lavender Avenue, Blythe Bridge

£260,000 Freehold

A Red-Hot Family Home in Sought-After Blythe Bridge. A great location with Excellent Schools and Transport Links. • Sizzling Open-Plan Kitchen and Dining Space overlooking the garden beyond. • Warm and Welcoming Lounge Perfect for Family Time. Large, bright and benefitting from a cosy gas fireplace. • Summer-Ready Garden Made for BBQs and Outdoor Living. Lush green lawn and patio with colourful flowers and shrubs bringing the garden to life. • Rays of bedrooms. Three bedrooms comprising of two doubles and a generous single perfect as a nursery, home office or guest bedroom.



Feeling hot, hot, hot? Then this hot property is sure to catch your eye! Situated on a quiet residential estate in the sought-after village of Blythe Bridge, this spacious three-bedroom detached home offers the perfect blend of comfort, practicality, and family-friendly living. With well-regarded schools nearby and excellent local amenities, it's easy to see why this property is such an attractive choice for growing families. Step through the front door and into the welcoming hallway, where you'll find a generous lounge to your right. This is the ideal space to unwind after a busy day, whether you're enjoying a family film night, hosting friends, or simply relaxing with a good book. Glazed double doors lead through to the dining room, creating a flexible living space. Open the doors to seamlessly connect the rooms for entertaining, or close them for a more intimate setting when sharing meals with family and friends. French doors provide lovely views of the garden and allow natural light to flood the room. At the heart of the home is the stylish open-plan kitchen. Featuring sleek dove grey cabinetry, wood-effect worktops, and integrated appliances, the space is both practical and contemporary. Soft sage-green tones add warmth and character, creating a welcoming environment for cooking and gathering. The ground floor is completed by a convenient guest WC. Upstairs, the property offers three well-proportioned bedrooms, including two doubles, complete with fitted furniture, and a versatile single room that would make an ideal nursery, home office, dressing room, or guest bedroom. A modern family bathroom serves the accommodation and features a shower-over-bath combination. Outside, the property continues to impress with a beautifully maintained rear garden. A lush lawn provides plenty of space for children to play, summer gatherings, and outdoor entertaining, while mature shrubs and planting add colour and privacy. A paved seating area offers the perfect spot to enjoy the warmer months. To the front, a tandem tarmac driveway provides off-road parking for multiple vehicles and leads to a useful garage, offering additional storage or workshop potential. Located in the popular Staffordshire village of Blythe Bridge, the property benefits from excellent transport connections, including easy access to the A50, regular bus services, and a local railway station. Everyday essentials are close at hand, while a wider range of supermarkets, restaurants, bars, and shops can be found just a short drive away in nearby Cheadle. One of the area's biggest attractions is its selection of highly regarded schools, making it a particularly appealing location for families. Combined with beautiful surrounding countryside, scenic walking routes, and a strong sense of community, Blythe Bridge offers a fantastic lifestyle opportunity. Don't let this hot property go cold, book your viewing today and see everything this wonderful home has to offer.



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Council Tax band: C

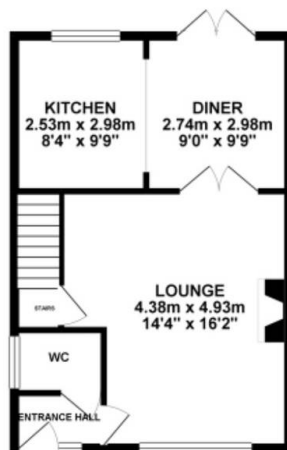
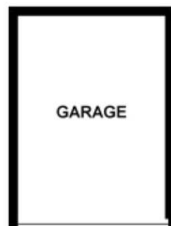
Tenure: Freehold

EPC Energy Efficiency Rating: D

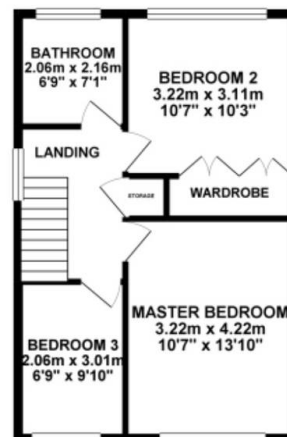
EPC Environmental Impact Rating: D



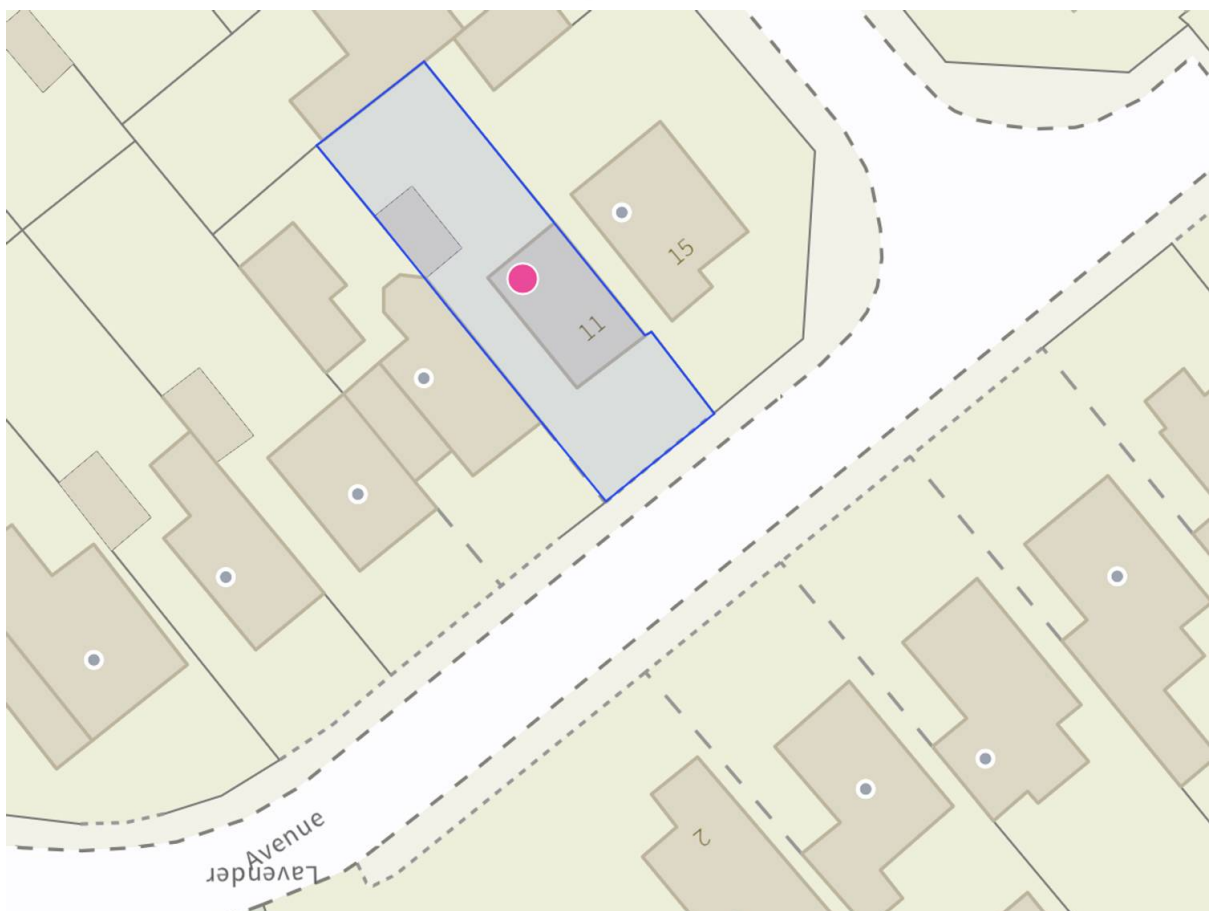
GROUND FLOOR 54.00 sq. m.
(581.24 sq. ft.)



1ST FLOOR 42.96 sq. m.
(462.46 sq. ft.)



TOTAL FLOOR AREA : 96.96 sq. m. (1043.71 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 60026



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