





## **Kings Terrace, Basford, Stoke-on-Trent**

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000





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- Two open-plan reception rooms
- Period features throughout
- Large windows for natural light
- No onward chain
- Scope for renovation

OVERVIEW For sale is a three-bedroom terraced/town house located on Kings Terrace in Stoke-on-Trent. This period property requires renovation and offers potential for buyers seeking a family home, rental investment, or the possibility of conversion to a HOUSE OF MULTIPLE OCCUPANCY. The house features a range of period details and is offered with no onward chain.

There are two reception rooms, each with open-plan layouts. The first reception room benefits from large windows that provide natural light, while the second reception room enjoys views of the garden, offering another connection to the outdoor space. The property includes one kitchen and three double bedrooms, providing accommodation suitable for families or sharers.

The house is situated within easy reach of local amenities, including supermarkets, and shops. Newcastle under Lyme offers green space for recreation and leisure, and families have access to several schools in the surrounding area.

Public transport links are accessible, with Stoke-on-Trent railway station a short trip away. This station provides regular services to destinations such as Manchester, Birmingham, and London, with journey times to Manchester Piccadilly around 45 minutes and to London Euston in under two hours. Local bus routes serve Kings Terrace, connecting to various points across Stoke-on-Trent and the wider Staffordshire region.

The property benefits from a private courtyard garden, adding to its potential as a family home or investment. Viewings are available by appointment



ENTRANCE PORCH 2' 11" x 2' 2" (0.90m x 0.67m)

ENTRANCE HALL 1423' 10" x 2' 11" (434m x 0.90m) Entered via a hardwood door, original Minton floor, stairs to first floor, radiator.

LOUNGE/DINING ROOM 27' 8" x 10' 2" (8.44m x 3.12m) Spacious open plan lounge and dining room have bay window to the front elevation and window to the rear elevation, feature fireplace with open fire, wood floorboards, original Victorian doors, coving and ceiling roses, three radiators.

KITCHEN 11'  $6" \times 8'$  11" (3.53m  $\times$  2.73m) Window to the side elevation, quarry tiled floor, sink unit and drainer, space for appliances, radiator, pantry, under stairs storage with access to cellar.

UTILITY ROOM 8' 1"  $\times$  6' 11" (2.47m  $\times$  2.12m) Door giving access to the garden, window to the side elevation, housing gas boiler, quarry tiled floor, radiator.

WC 8' 1" x 2' 10" (2.47m x 0.88m) Comprising; low level WC and hand wash basin, window to the side elevation.

LANDING 14' 3" x 2' 9" (4.35m x 0.86m) Storage cupboard with access to loft.

BEDROOM 13' 9" x 13' 1" (4.21m x 4.00m) Two windows to the front elevation, radiator.

BEDROOM 14' 3" x 7' 8" (4.35m x 2.36m) Window to the rear elevation, cast iron fireplace, radiator.

BEDROOM 11' 6" x 8' 11" (3.53m x 2.73m) Cast iron fireplace, window to the side elevation, radiator.

BATHROOM 8' 1" x 6' 11" (2.47m x 2.12m) Comprising; low level WC, pedestal hand wash basin and bath with shower attachment, window to the rear elevation, radiator.

EXTERNAL The property is accessed via a paved

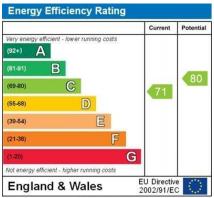




pathway with adjacent front garden. To the rear there is a delightful courtyard garden with raised planting borders and rear access gate.







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All measurements are approximate and for display purposes only

## **Martin & Co Stoke on Trent**

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