

FOR SALE



Kings Terrace, Basford, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000



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3 Bedrooms, 1 Bathroom

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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 14' 3" x 2' 11" (4.34m 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" x 8' 11" (3.53m x 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" x 6' 11" (2.47m x 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.