

FOR SALE



Meir Road, Normacott, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £130,000





- Off-road parking space
- Two spacious double bedrooms
- Two separate reception rooms
- No onward chain sale
- Good road links via A50
- Council Tax Band - A
- Tenure - Freehold

OVERVIEW This two bedroom terraced house is for sale in Normacott and offers off-road parking and a garden, as well as excellent rental potential. The property includes two separate reception rooms, providing flexible living and dining space, along with a kitchen and a bathroom fitted with a heated towel rail. Both bedrooms are doubles, suitable for a range of buyers including first time buyers and investors.

The house is situated within easy reach of local amenities in the Meir area, including supermarkets, independent shops and everyday services. Nearby schools include several primary and secondary options within a short drive, making the location practical for households needing access to education facilities.

Public transport links are accessible, with Longton railway station around a 10-minute drive away, offering services towards Stoke-on-Trent and Derby. From Stoke-on-Trent station, journey times are approximately 45–60 minutes to Birmingham New Street and around 90 minutes to Manchester, providing connections for commuters.

The property's position also allows convenient road access to the A50, linking towards the M6 and wider regional destinations. Local green spaces and parks can be reached by a short drive, offering opportunities for recreation and walking.

Off road parking is a useful feature in this area, and the garden adds private outdoor space, enhancing its

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		



appeal for both own-occupation and buy-to-let purposes. With no onward chain, the property may allow for a relatively straightforward purchase process for interested buyers.

LOUNGE 12' 0" x 11' 8" (3.67m x 3.58m) Entered via a UPVC front door, double glazed window to the front elevation, wood effect laminate flooring, radiator.

DINING ROOM 12' 2" x 12' 0" (3.71m x 3.67m) Double glazed window to the rear elevation, stairs to first floor with entrance to cellar under, wood effect laminate flooring, radiator.

CELLAR 12' 0" x 11' 8" (3.67m x 3.58m)

KITCHEN 11' 10" x 6' 0" (3.62m x 1.85m) Fitted with a range of modern wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob with extractor hood, space for appliances, double glazed window to the side elevation, UPVC glazed door giving access to the rear garden, ceramic tiled floor.

WC 6' 0" x 4' 10" (1.85m x 1.48m) Comprising; low level WC and hand wash basin set in vanity unit.

BATHROOM 7' 8" x 6' 0" (2.34m x 1.85m) Modern white suite comprising; pedestal hand wash basin and



panelled bath with shower over, fully tiled walls and ceramic tiled floor, double glazed window to the side elevation, heated towel rail.

BEDROOM 15' 4" x 11' 8" (4.69m x 3.58m) Double glazed window to the front elevation, radiator.

BEDROOM 12' 2" x 12' 0" (3.71m x 3.67m) Double glazed window to the rear elevation, built in storage, radiator.

EXTERNAL The property is approached via a block paved driveway providing off road parking for one vehicle. To the rear of the property is a paved yard and garden.





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.