

FOR SALE



Smith Child Street, Tunstall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced

Offers In Excess Of £85,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

Offers In Excess Of £85,000

- Two-bedroom terraced investment opportunity
- Requires a schedule of work
- Recent damp proof course with certificate
- No onward chain sale



OVERVIEW This two-bedroom terraced house is offered for sale in Tunstall and is suited to investors. The accommodation includes a separate reception room, ground floor bathroom and two double bedrooms, providing a straightforward layout for refurbishment and future letting or resale plans.

The property requires a schedule of works, with scope for full internal modernisation. A recent damp proof course has been completed, with certification available, offering a starting point for further improvement. The property is offered with no onward chain, which may support buyers looking for a more straightforward transaction.

The house is located in Stoke-on-Trent within reach of local amenities including shops, supermarkets and services in nearby Tunstall and Burslem town centres. There are several primary and secondary schools within the wider area of Stoke-on-Trent, making the location practical for future occupants.

Public transport links are available via local bus routes connecting to Stoke-on-Trent city centre and surrounding districts. The nearest mainline rail services are accessed from Stoke-on-Trent station, offering routes to Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to Birmingham around 50–70 minutes, subject to service selected.

The property's position allows access by car to the A50 and A500, which connect to the M6 for wider regional travel. Green spaces and local parks are available across the city, including facilities in Burslem and Hanley, providing leisure and recreation options for future occupiers once works are completed.

LOUNGE 10' 11" x 10' 2" (3.33m x 3.11m) Entered via



a UPVC front door, window to the front elevation, radiator.

BEDROOM 12' 1" x 10' 11" (3.69m x 3.33m) Window to the rear elevation, built in storage cupboard, radiator.

KITCHEN/DINER 12' 1" x 10' 11" (3.69m x 3.33m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, space for appliances, window to rear elevation, housing gas boiler, stairs to first floor, storage cupboard, radiator.

EXTERNAL Paved yard to the rear.

REAR LOBBY 5' 8" x 2' 11" (1.73m x 0.91m) Door giving access to rear yard.

BATHROOM 6' 9" x 5' 5" (2.07m x 1.67m) Comprising; low level WC, pedestal hand wash basin and bath with shower attachment, window to the side elevation, radiator.

LANDING 2' 11" x 2' 8" (0.89m x 0.82m)

BEDROOM 10' 11" x 10' 2" (3.33m x 3.11m) Window to the front elevation, radiator.

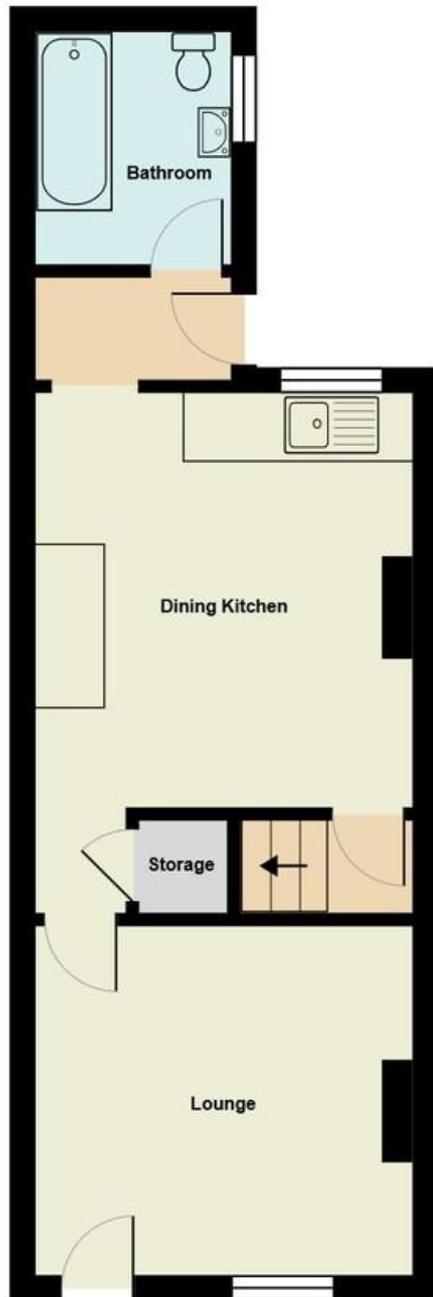




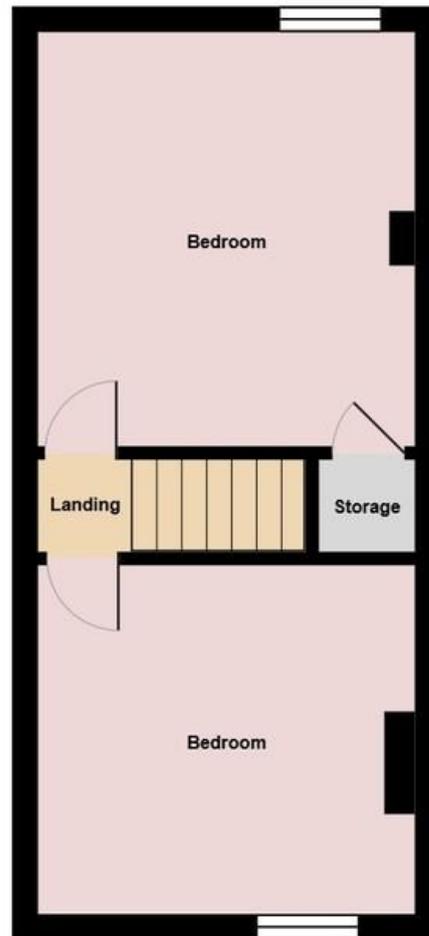
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
 T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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