

FOR SALE



Bambury Street, Adderley Green, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £100,000


MARTIN&CO



OVERVIEW This two-bedroom terraced property is for sale in Adderley Green and is presented in good condition. It is suitable for first-time buyers and investors.

- No onward chain sale
- Near local schools and greenspaces
- Two reception rooms
- Two spacious double bedrooms
- Good public transport connections
- EPC - D
- Tenure - Freehold

The ground floor offers two separate reception rooms, each with a fireplace, providing flexible living and dining spaces. There is one kitchen and one bathroom, bathroom . Upstairs, there are two double bedrooms. The main bedroom includes built-in wardrobes, offering useful integrated storage.

The property is located within reach of local schools, making it practical for those needing access to primary and secondary education in the area. Green spaces are also accessible nearby, providing opportunities for walking and outdoor leisure.

Public transport links are available in Stoke-on-Trent, with local bus routes connecting residential areas to the city centre and surrounding districts. The nearest mainline rail services are from Stoke-on-Trent station, which offers direct trains to destinations including Manchester and London. Typical journey times are around 45–60 minutes to Manchester and approximately 1 hour 30 minutes to London Euston, subject to service selected.

Local amenities in the nearby Longton area include shopping facilities, cafés, and services offering day-to-day conveniences within a reasonable distance. The property is offered for sale with no chain, which may be

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		



of interest to buyers seeking a straightforward purchase.

LOUNGE 11' 3" x 11' 2" (3.45m x 3.41m) Entered via a composite front door, window to front elevation, fire place with feature surround, radiator.

DINING ROOM 11' 9" x 11' 3" (3.59m x 3.45m) Window to rear elevation, stairs to first floor, fire place with feature surround, storage cupboard, radiator.

KITCHEN 11' 9" x 6' 5" (3.60m x 1.97m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, with extractor fan over, space for appliances, door giving access to rear garden, double glazed window to side elevation

BATHROOM 6' 1" x 5' 10" (1.87m x 1.78m) 3 piece white suite comprising; low level WC, pedestal hand wash basin and bath with shower over, window to the side elevation.

BEDROOM 11' 3" x 11' 2" (3.45m x 3.41m) Window to the front elevation, built in wardrobes, radiator.

BEDROOM 11' 9" x 11' 3" (3.59m x 3.45m) Window to the rear elevation, storage cupboard, radiator.



EXTERNAL Paved yard to the rear.





Ground Floor

First Floor

All measurements are approximate and for display purposes only.

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>



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.