

**FOR SALE**



**Steeple Way, Stoke, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Townhouse**

**Offers In Excess Of £150,000**

  
**MARTIN&CO**



## Steeple Way, Stoke, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £150,000

- Two double bedrooms with wardrobes
- Reception room with garden access
- Ideal for first-time buyers
- Attractive option for investors
- No onward chain



### DESCRIPTION

This two-bedroom terraced town house is for sale in Stoke and is suited to first-time buyers and investors. The property is neutrally decorated and offers one reception room, two double bedrooms, a bathroom and a kitchen.

The reception room enjoys a garden view and provides direct access to the garden. Both bedrooms are doubles and include built-in wardrobes, providing integrated storage.

The property is located within reach of local amenities including shops, cafes and everyday services found in the wider Stoke-on-Trent area. Nearby schools serve the local community, making the location practical for households requiring access to education.

Public transport links are accessible, with Stoke-on-Trent railway station offering services to destinations such as Manchester, Birmingham and London. Typical journey times from Stoke-on-Trent are around 40–50 minutes to Manchester Piccadilly, approximately 50–60 minutes to Birmingham New Street and around 1 hour 30 minutes to London Euston, subject to service and time of travel. Local bus routes operate in the area, connecting residential neighbourhoods with the city centre and surrounding districts.

Green spaces and local parks in Stoke-on-Trent provide opportunities for walking and recreation, with further leisure, cultural and shopping facilities available in and around the city. Road links via the A500 and A50 connect to the M6, giving access to the wider region.

The property is offered for sale with no onward chain.

ENTRANCE HALL 8' 6" x 3' 4" (2.61m x 1.03m)  
Entrance door into the hall, radiator.



**WC** 4' 5" x 2' 0" (1.36m x 0.62m) Comprising; low level WC and hand wash basin, radiator.

**LOUNGE/DINER** 16' 1" x 11' 11" (4.92m x 3.64m) Spacious reception room having UPVC French door opening onto the rear garden, stairs to first floor, door to kitchen, two radiators.

**KITCHEN** 8' 6" x 8' 2" (2.61m x 2.51m) Fitted with a range of wall and base units with work surface over which incorporates a sink unit and drainer, dedicated space for appliances, integrated oven and gas hobs with extractor hood, window to the front elevation.

**LANDING** 6' 4" x 5' 5" (1.95m x 1.66m) Storage Cupboard.

**BATHROOM** 7' 9" x 4' 8" (2.37m x 1.44m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the front elevation, radiator.

**BEDROOM** 11' 3" x 6' 11" (3.45m x 2.12m) Double glazed window to the front elevation, built in storage cupboard, radiator.

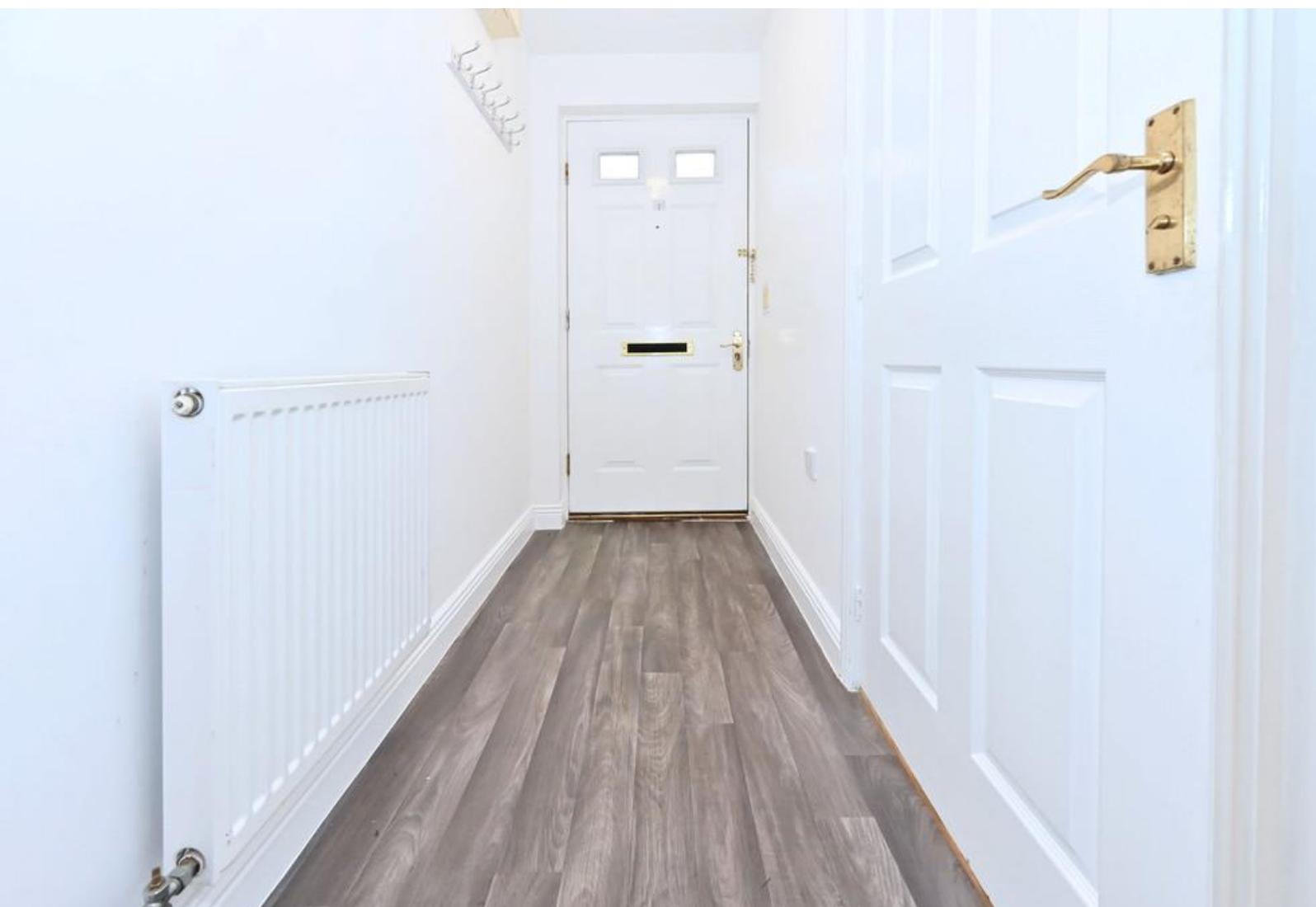
**BEDROOM** 11' 1" x 8' 5" (3.38m x 2.59m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

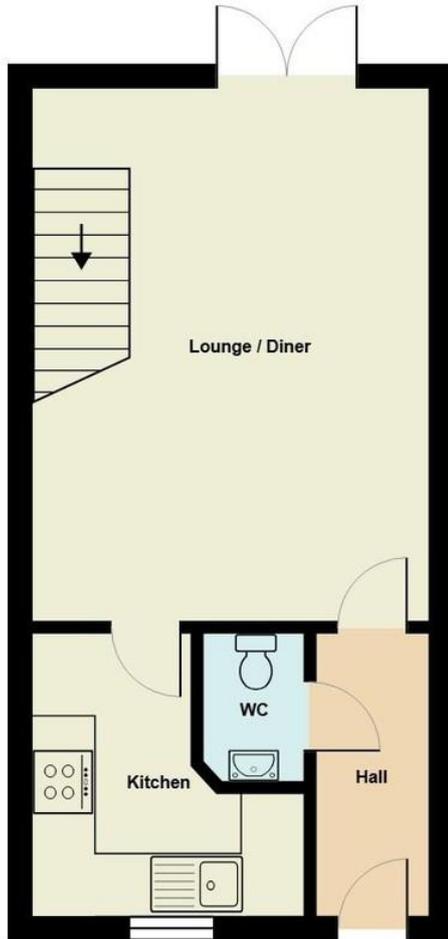
**EXTERNAL** The property is approached via a paved pathway with adjacent front garden and off road parking to the side of the property. A side access gate gives access through to an enclosed garden which is mainly laid to lawn.



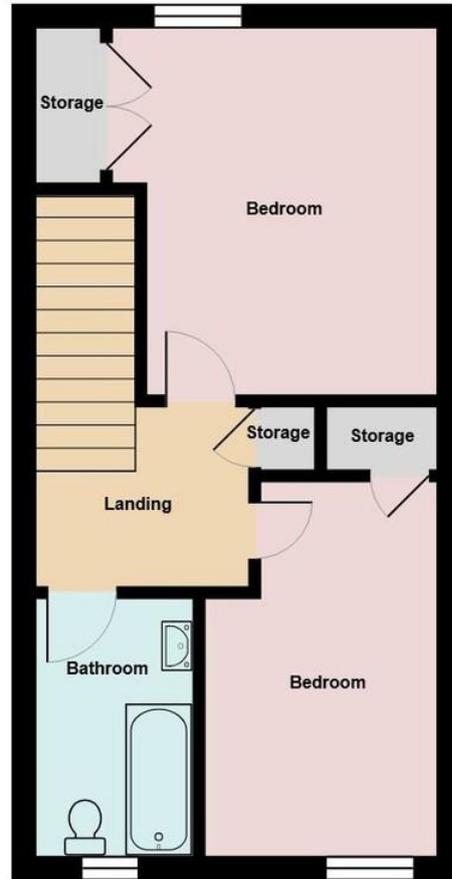


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		





**Ground Floor**



**First Floor**

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.