

FOR SALE



Ladysmith Road, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £85,000


MARTIN&CO



OVERVIEW This two-bedroom terraced property is for sale in Etruria and offers an open-plan layout suitable for a range of buyers, including first-time buyers, investors and families. The ground floor features an open-plan reception area, creating a flexible living and dining space. There is one kitchen and one bathroom, with the bathroom including a free-standing bath. Two bedrooms, providing practical accommodation for occupants or tenants.

The property is located within Stoke-on-Trent, with access to a range of local amenities including shops, supermarkets and services in and around Hanley and the wider city centre. Nearby schools offer options for primary and secondary education within the local area.

Green spaces and nearby parks, such as Hanley Park and Etruria Park, provide opportunities for walking and recreation, while local walking and cycling routes support access to the surrounding area and canal paths.

Public transport links are available via Stoke-on-Trent railway station, which offers services to destinations including Manchester, Birmingham and London. Typical journey times are around 45–60 minutes to Manchester Piccadilly and about 50–70 minutes to Birmingham New Street, with longer-distance services to London Euston in approximately 90–110 minutes, depending on the service. Local bus routes connect residential areas with the city centre, retail parks and neighbouring districts, offering options for commuting and regular

- Open-plan living and dining area
- Two spacious bedrooms
- Near parks, canals and green spaces
- Ideal for first-time buyers or buy to let investors
- Near Hanley shops and leisure
- Tenure - Freehold
- EPC - D

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 | | |



travel.

This two-bedroom terraced home presents a practical proposition for those looking to purchase in Stoke-on-Trent, whether as a first home, an investment or a property for a small family.

LOUNGE/DINER 27' 3" x 11' 5" (8.31m x 3.50m)
Entered via a UPVC front door, double glazed windows to the front and rear elevations, stairs to first floor, two radiators.

KITCHEN 11' 6" x 5' 10" (3.52m x 1.78m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, space for appliances, window to the side elevation, radiator.

REAR PORCH 0' 0" x 0' 0" Door giving access to the rear yard, storage cupboard.

BATHROOM 7' 4" x 5' 9" (2.26m x 1.76m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, radiator.

BEDROOM 11' 5" x 11' 4" (3.50m x 3.47m) Window to the front elevation, radiator.

BEDROOM 12' 4" x 8' 7" (3.76m x 2.64m) Window to rear elevation, radiator.

EXTERNAL Yard to the rear





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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 give 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.

Ground Floor **First Floor**

All measurements are approximate and for display purposes only