

FOR SALE



James Street, Stoke, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £240,000



James Street, Stoke, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £240,000

- Three double bedrooms
- Versatile loft room for extra space
- Bright reception with garden views
- Off-street parking and private garden
- Good condition with improvement potential

OVERVIEW This three-bedroom semi-detached house is offered for sale in Stoke and is arranged over three floors, providing a practical layout for family living. The property includes a useful loft room, conservatory, utility room and ground floor WC, together with parking and a garden.

On the ground floor, there is a double bedroom, a reception room featuring patio doors with a garden view, and a kitchen supported by a separate utility room. The conservatory provides additional living space with direct access to the garden. Two further double bedrooms are located on the upper floors, along with a family bathroom, and the loft room offers flexible extra space. The house is in good condition, yet offers significant scope for further improvement.

The property is situated in Stoke, within reach of local amenities including shops, cafés and everyday services found around Stoke town centre and nearby thoroughfares. Green spaces such as local parks provide options for leisure and recreation.



Public transport links are available via Stoke-on-Trent railway station, which offers services to destinations including Birmingham and Manchester, with some journeys to Birmingham taking around 50 minutes and to Manchester in around 45–60 minutes. Local bus routes provide further connections across the city and surrounding areas. The area is also served by nearby, well regarded schools and the Royal Stoke University Hospital making the property suitable for families seeking access to education, amenities and transport within the city.

PORCH 6' 10" x 2' 7" (2.08m x 0.79m) UPVC glazed porch with entrance door.

HALL 14' 4" x 7' 3" (4.37m x 2.21m) Stairs to first floor



with storage under, wood effect flooring, radiator.

LOUNGE 16' 2" x 13' 11" (4.93m x 4.24m) A spacious reception room having UPVC patio doors to the rear elevation opening into the conservatory, wood effect flooring, radiator.

CONSERVATORY 13' 3" x 9' 10" (4.04m x 3m) UPVC framed with brick dwarf wall and French doors opening onto the rear garden, ceramic tiled floor, power sockets.

KITCHEN 13' 4" x 9' 11" (4.06m x 3.02m) Fitted with wall and base units with worksurface over which incorporates a sink unit and drainer, integrated double oven and hob, integrated fridge freezer, double glazed window to the side elevation, door giving access to the rear garden.

FAMILY ROOM / BEDROOM 15' 10" x 8' 3" (4.83m x 2.51m) Double glazed window to the front elevation, parquet style laminate flooring.

UTILITY ROOM 11' 4" x 3' 10" (3.45m x 1.17m) Space and plumbing for washing machine and tumble dryer, housing gas boiler, double glazed window to the side elevation, ceramic tiled floor.

WC Modern white suite comprising; low level WC and hand wash basin set in vanity unit, double glazed window to the front elevation, ceramic tiled floor, radiator.

BEDROOM 16' 2" x 9' 11" (4.93m x 3.02m) Double glazed window to the front elevation, fitted wardrobes, radiator.

BEDROOM 16' 2" x 10' 11" (4.93m x 3.33m) Two double glazed windows to the rear elevation, fitted wardrobes, radiator.

BATHROOM A spacious bathroom comprising; low level WC and hand wash basin set in vanity unit, panelled bath and shower unit, fully tiled walls and ceramic tiled floor, double glazed window to the side



elevation, chrome heated towel rail.

STAIRS TO LOFT ROOM

LOFT ROOM 16' 2" x 11' 3" (4.93m x 3.43m) A versatile space with double glazed window to the front elevation, built in storage cupboard, radiator.

GARDEN Low maintenance rear garden with paved patio and raised planting borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM





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.