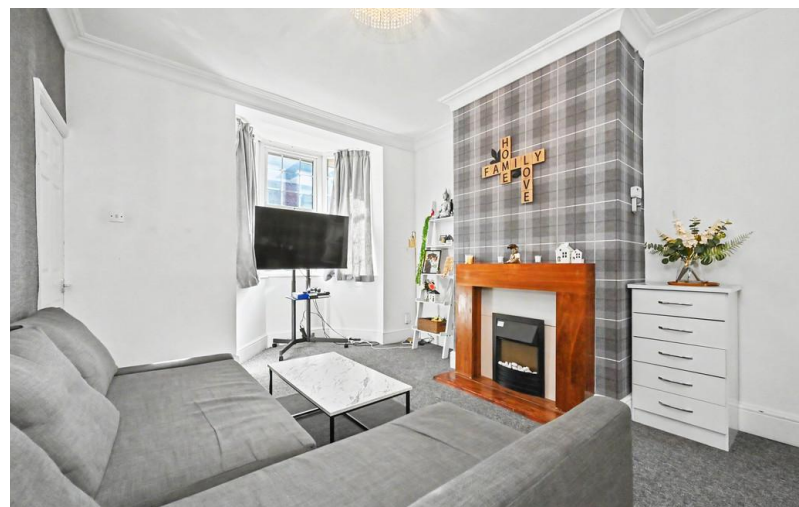


FOR SALE



Warrington Road, Joiners Square, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £110,000



**Warrington Road, Joiners
Square, Stoke-on-Trent**
2 Bedrooms, 1 Bathroom
Offers In Excess Of £110,000

- Tenant in situ investment opportunity
- Two reception rooms for flexibility
- Close to Hanley town centre
- Established rental area for investors
- Good access to A50, A500, M6

OVERVIEW This end of terrace property is offered for sale with a tenant in situ, making it particularly suitable for investors seeking an established rental opportunity. The accommodation comprises two bedrooms, two reception rooms and one bathroom, providing a practical layout for long-term letting or future occupation.

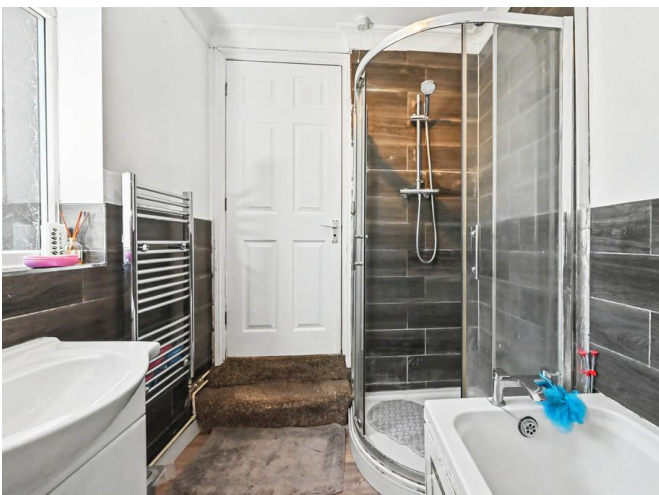
Situated in Stoke-on-Trent close to Hanley town centre, the property benefits from convenient access to a broad range of retail, leisure and everyday amenities. Hanley offers major shopping facilities including the Potteries Centre, supermarkets, cafés, restaurants and entertainment venues, all within easy reach.

Public transport connections are strong. Stoke-on-Trent railway station is accessible by local bus or a short drive, with regular services to Birmingham New Street (around 50–60 minutes), Manchester Piccadilly (approximately 45–60 minutes) and London Euston (from about 90 minutes on faster services), supporting commuter and student demand. Local bus routes link the surrounding districts with Hanley and neighbouring towns within the city.

The area also provides access to green spaces and local parks across Stoke-on-Trent, offering walking routes and recreational areas for residents. Road links via the A50 and A500 connect to the M6, improving access across the wider region and making the location practical for those working in nearby employment hubs.

Overall, this two-bedroom end of terrace property presents a straightforward investment proposition in a central Stoke-on-Trent location, with existing tenancy, proximity to Hanley town centre and strong transport links.

HALL





LOUNGE 13' 3" x 11' 4" (4.04m x 3.45m) Bay window to the front elevation, fireplace, radiator

DINING ROOM 13' 3" x 11' 5" (4.04m x 3.48m) Bay window to the front elevation, radiator

KITCHEN 8' 11" x 6' 6" (2.72m x 1.98m) Window to the side elevation, wall and base units with work tops over, stainless steel single sink

BEDROOM 11' 4" x 10' 1" (3.45m x 3.07m) Window to the front elevation, radiator

BEDROOM 13' 3" x 11' 5" (4.04m x 3.48m) Two windows to the front elevation, radiator

BATHROOM 8' 10" x 6' 4" (2.69m x 1.93m) Window to the side elevation, three piece bathroom suite, shower cubicle, heated towel rail

EXTERNAL Private rear space

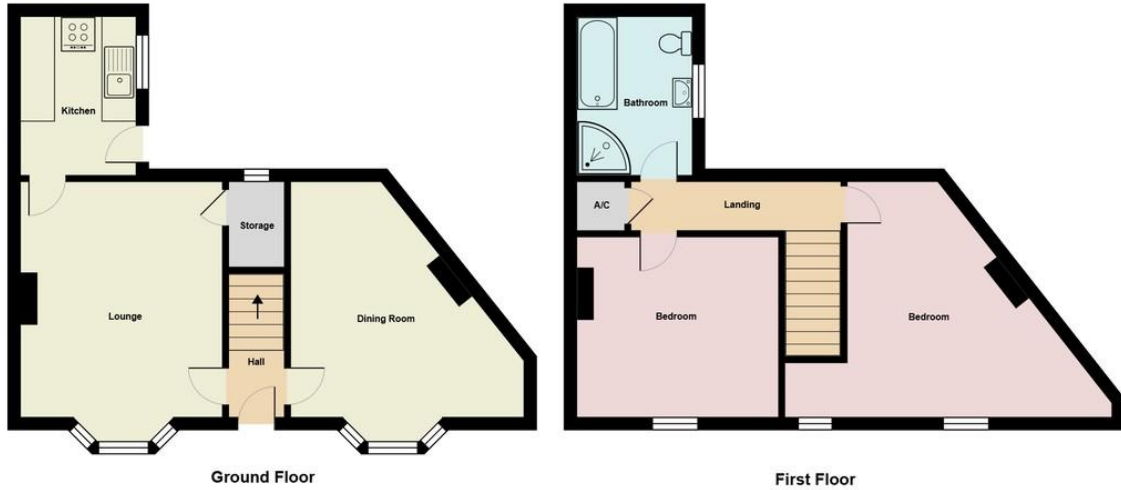




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 mpart 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.