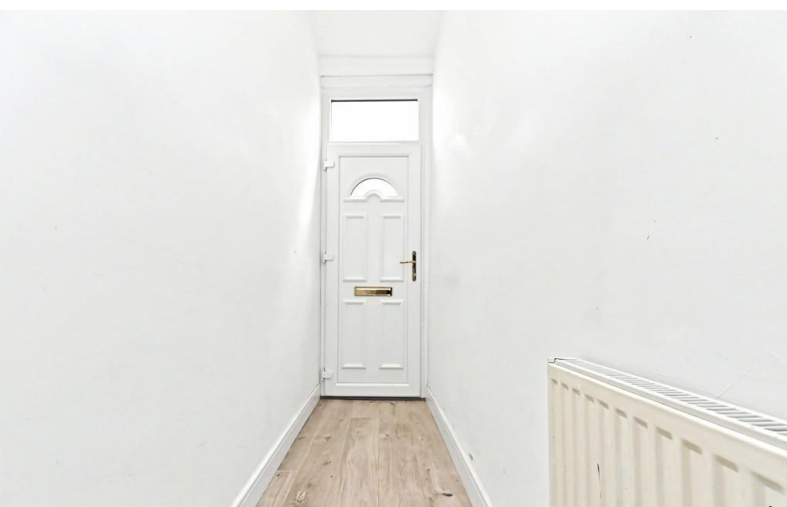


FOR SALE



Harold Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Offers In Excess Of £100,000



Harold Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Two versatile reception rooms
- No onward chain sale
- Close to shops and local amenities
- Near primary and secondary schools
- Attractive option for investors



OVERVIEW This two-bedroom end of terrace house is for sale in Smallthorne, Stoke-on-Trent, and is likely to appeal to first time buyers and investors. The property offers two reception rooms, one kitchen and one bathroom, providing a straightforward layout suited to a range of living arrangements.

Smallthorne is a residential area with access to a number of local amenities, including everyday shops, cafés and services in and around the Smallthorne and nearby Burslem high street areas. Green space is available at nearby parks such as Burslem Park and Central Forest Park, offering open areas for walking and leisure.

The property benefits from public transport links, with regular bus services connecting Smallthorne to Hanley, Burslem and wider Stoke-on-Trent, giving access to retail, employment and leisure facilities across the city. Stoke-on-Trent railway station can be reached by bus or car, providing services towards Manchester, Birmingham and London; journey times to Manchester are typically around 45–60 minutes and to Birmingham around 50–70 minutes, depending on service chosen.

Nearby schools in the Smallthorne and North Stoke areas include a selection of primary and secondary options, making the location practical for households needing access to education. Further education and college facilities are available in central Stoke-on-Trent and surrounding districts.

The property is offered for sale with no onward chain, which may be of interest to buyers looking for a more straightforward purchase process.

ENTRANCE HALL 10' 5" x 3' 0" (3.20m x 0.92m)
Entered via a UPVC front door, radiator.



LOUNGE 11' 11" x 10' 2" (3.64m x 3.10m) Window to the front elevation, radiator.

DINING ROOM 11' 8" x 11' 3" (3.58m x 3.45m) Two windows to the side elevation, stair to first floor, radiator.

STORAGE 7' 2" x 2' 7" (2.20m x 0.80m)

KITCHEN 10' 9" x 8' 5" (3.30m x 2.58m) Fitted with a range of wall and base units with worktop over, stainless steel sink unit with drainer, integrated hob and oven with extractor fan over, space for appliances, window to the side elevation, door giving access to rear yard.

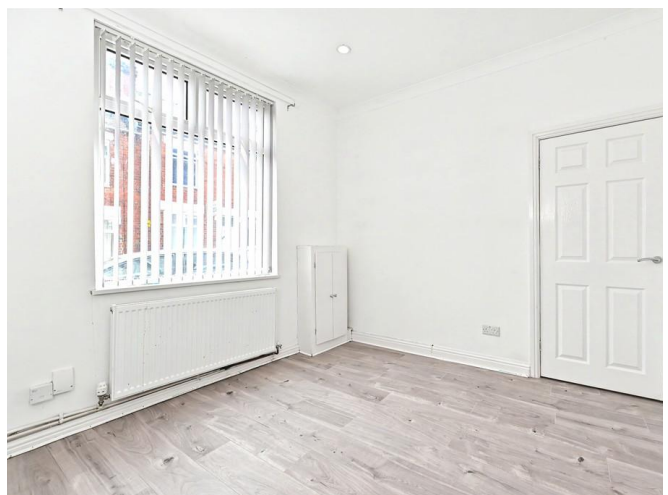
BEDROOM 15' 8" x 10' 2" (4.79m x 3.10m) Window to the front elevation, radiator.

BEDROOM Window to the side elevation, access to bathroom, radiator.

BATHROOM 10' 9" x 8' 5" (3.30m x 2.58m) Three piece suite comprising; low level WC, pedestal hand wash basin, bath with shower attachment over, window to the rear elevation, radiator.

EXTERNAL To the rear of the property there is a paved yard.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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.