



53 KINGS ROAD, STOKE-ON-TRENT, ST4 8RF

£140,000



**\*NO CHAIN\***

Situated on an exceptional plot, this well-presented two-bedroom home offers generous living space and outstanding outdoor areas, making it an ideal choice for first-time buyers or small families.

Entering the property, you are welcomed into a comfortable living room, perfect for relaxing and entertaining. To the rear sits the kitchen, offering a practical layout for cooking and daily use, with direct access to the garden. The ground floor also benefits from a convenient W.C. and handy understairs storage, adding valuable functionality to the home.

Upstairs, there are two spacious double bedrooms, each providing ample space for furniture and storage. The family bathroom is a notable feature, fitted with both a full-size bath and a separate shower, offering flexibility and comfort.

Outside, the property truly excels. The rear garden is exceptionally large, providing huge potential for outdoor living, gardening, children's play, or further development (subject to planning). The impressive plot continues to the front, where you will find a driveway for two cars, a detached garage, a dedicated bin storage area, and a paved section enhancing the home's curb appeal.

A rare opportunity to secure a property with such generous outside space, paired with practical and well-balanced interior accommodation.

Council Borough: Stoke-On-Trent

Council Tax Band: A

Tenure: Freehold

## Ground Floor

### Living Room

14'1" x 12'11" (4.309 x 3.938 )





**Kitchen**

12'11" x 9'2" (3.955 x 2.815 )

**W.C.**

10'8" x 2'11" (3.256 x 0.890 )

**Understairs Storage****First Floor****Bedroom One**

10'5" x 16'4" (3.193 x 4.979 )

**Bedroom Two**

12'6" x 9'1" (3.834 x 2.788 )

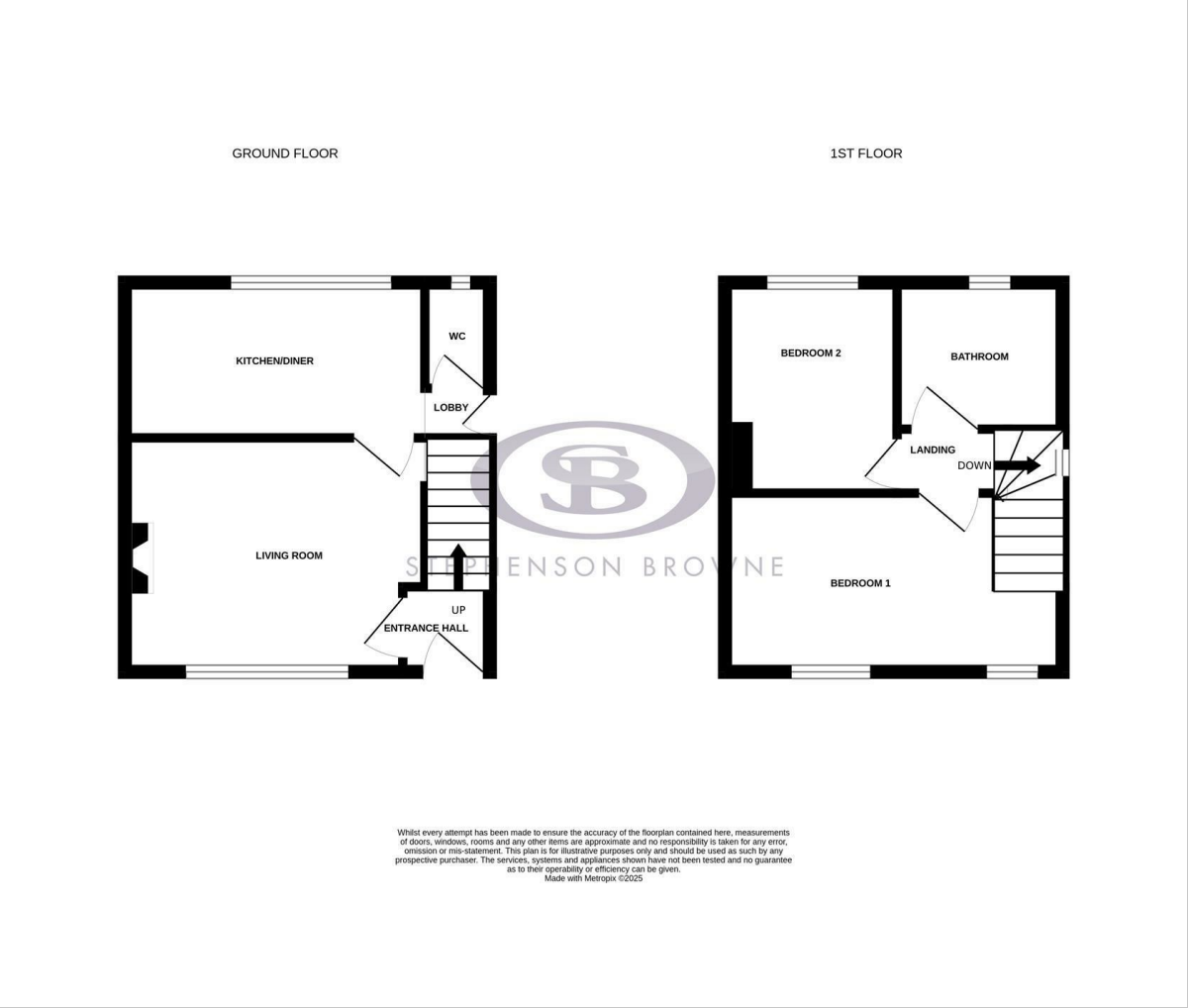
**Bathroom**

7'0" x 9'3" (2.141 x 2.830 )

**Stephenson Browne AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floor Plan

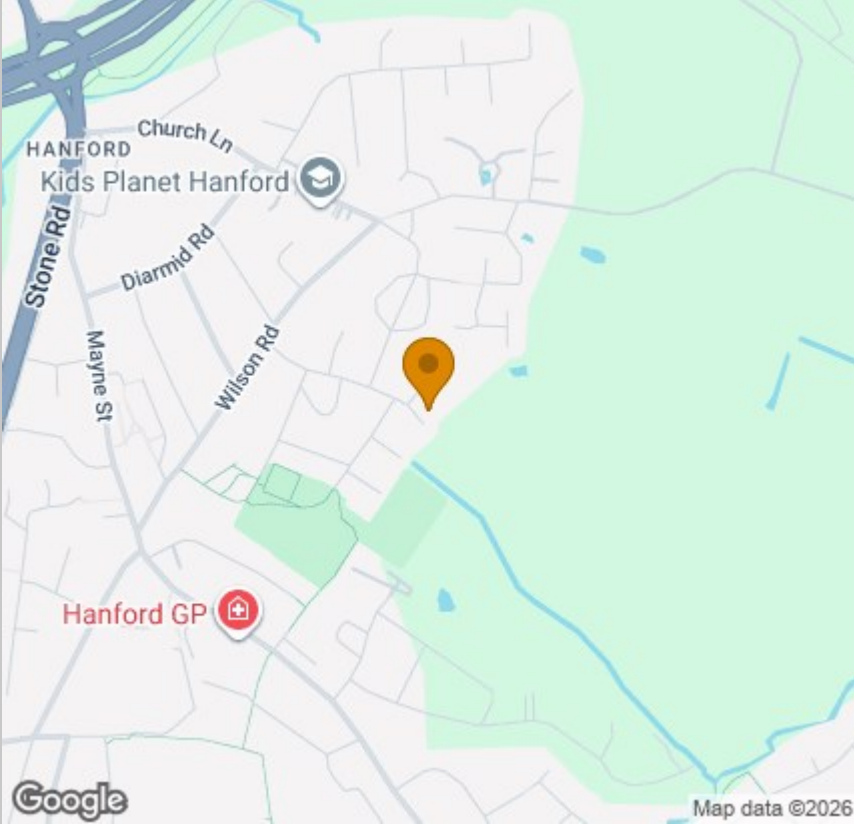


Viewing

Please contact our Newcastle Under Lyme Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Certificate

