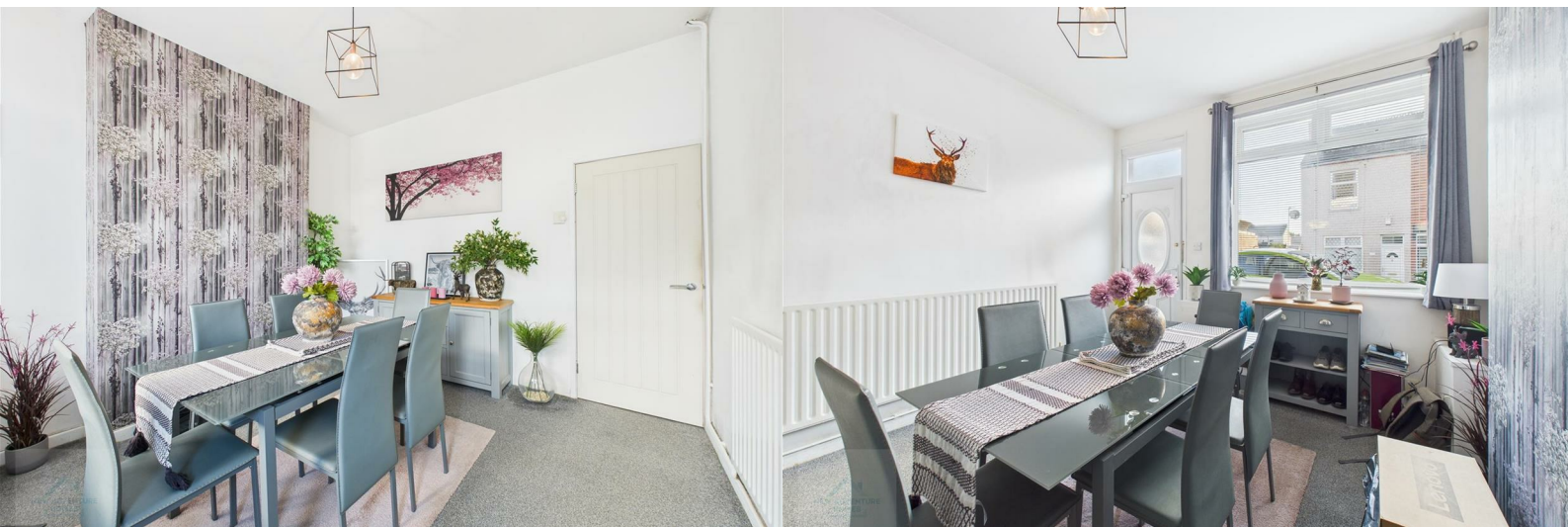




## 64 Carron Street

, Stoke-On-Trent, ST4 3DS

Offers in excess of £100,000





# 64 Carron Street

, Stoke-On-Trent, ST4 3DS

Offers in excess of £100,000



## Summary

An excellent opportunity has arisen to acquire this delightful two bedroom end-terrace home, ideal for first-time buyers or those seeking a high-yield investment.

This well-presented property offers spacious and light-filled interiors, combining comfort and practicality. The ground floor comprises two generously sized reception rooms, perfect for relaxing or entertaining, alongside a modern galley kitchen with ample wall and base units, and a contemporary family bathroom.

Upstairs, there are two double bedrooms, providing versatile living space suitable for restful nights, home working, or additional storage.

Externally, the property benefits from a low-maintenance rear yard with paved slabs and gated access, ideal for outdoor dining or secure bike storage, while on-road parking to the rear adds everyday convenience. The front aspect opens onto the street, contributing to a welcoming neighbourhood feel.

With strong local rental demand and the potential for yields in excess of 7%, this home also represents a prime investment opportunity.

Offering excellent condition, flexible living space, and a practical, low-maintenance exterior, this property is a smart choice for both first-time buyers and investors alike. Arrange your viewing today to experience all that this exceptional home has to offer.

## Stoke-on-trent

This property offers a great balance of convenience, community, and green space, making it a popular choice for both families and young professionals. The area is home to several 'Good'-rated schools, including May Bank Infants' School, St Margaret's CofE Junior School, and The Orme Academy, offering solid educational options nearby.

For those commuting or working locally, you are well-connected with reliable public transport and easy road access to Stoke-on-Trent, the A500, and M6. Everyday essentials are close at hand, with large supermarkets (Tesco Extra, Asda, Morrisons), fitness centres, salons, and pharmacies all within easy reach.

There's no shortage of leisure options either—whether it's dining at local favourites like Nando's or Toby Carvery, relaxing at community pubs such as The Holy Inadequate, or enjoying the open spaces at Etruria Park and nearby playgrounds. With a friendly atmosphere, strong amenities, and plenty of green areas, Etruria is a welcoming place to settle for modern living.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Living Room

11'1" x 15'2" (3.39 x 4.64)

### Dining Room

11'2" x 12'2" (3.42 x 3.73)

### Kitchen

6'5" x 11'10" (1.96 x 3.61)

### Hall

3'1" x 3'2" (0.96 x 0.99)

### Bathroom

6'2" x 6'8" (1.90 x 2.05)

## First Floor

### Landing

2'5" x 2'7" (0.76 x 0.80)

### Bedroom One

10'11" x 12'2" (3.34 x 3.71)

### Bedroom Two

10'11" x 12'1" (3.34 x 3.70)

## Externally

### Rear Yard

Low-maintenance rear yard with paved slabs and gated access, providing convenient entry for bins and added security

### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

### Energy Performance Certificate

Current Rating D.

### Possession

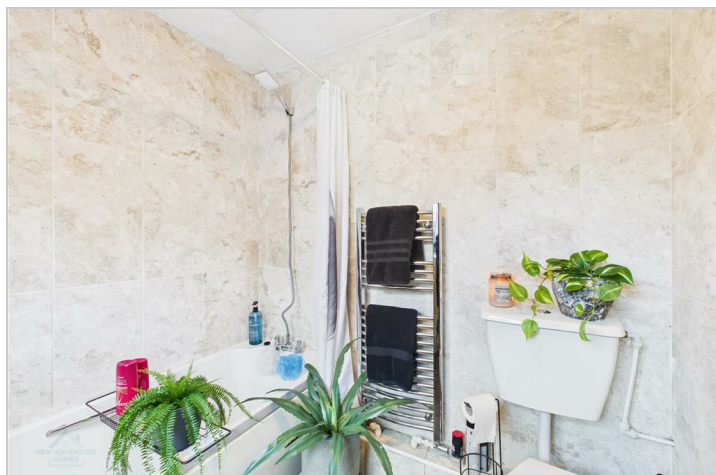
Vacant possession upon completion.

### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

### Selling or Letting Your Property?

Whether you're searching for a new agent or just need expert advice, we offer unique service packages tailored to your needs. Call us today on 07778 908 724 — we're here to help!





Road Map



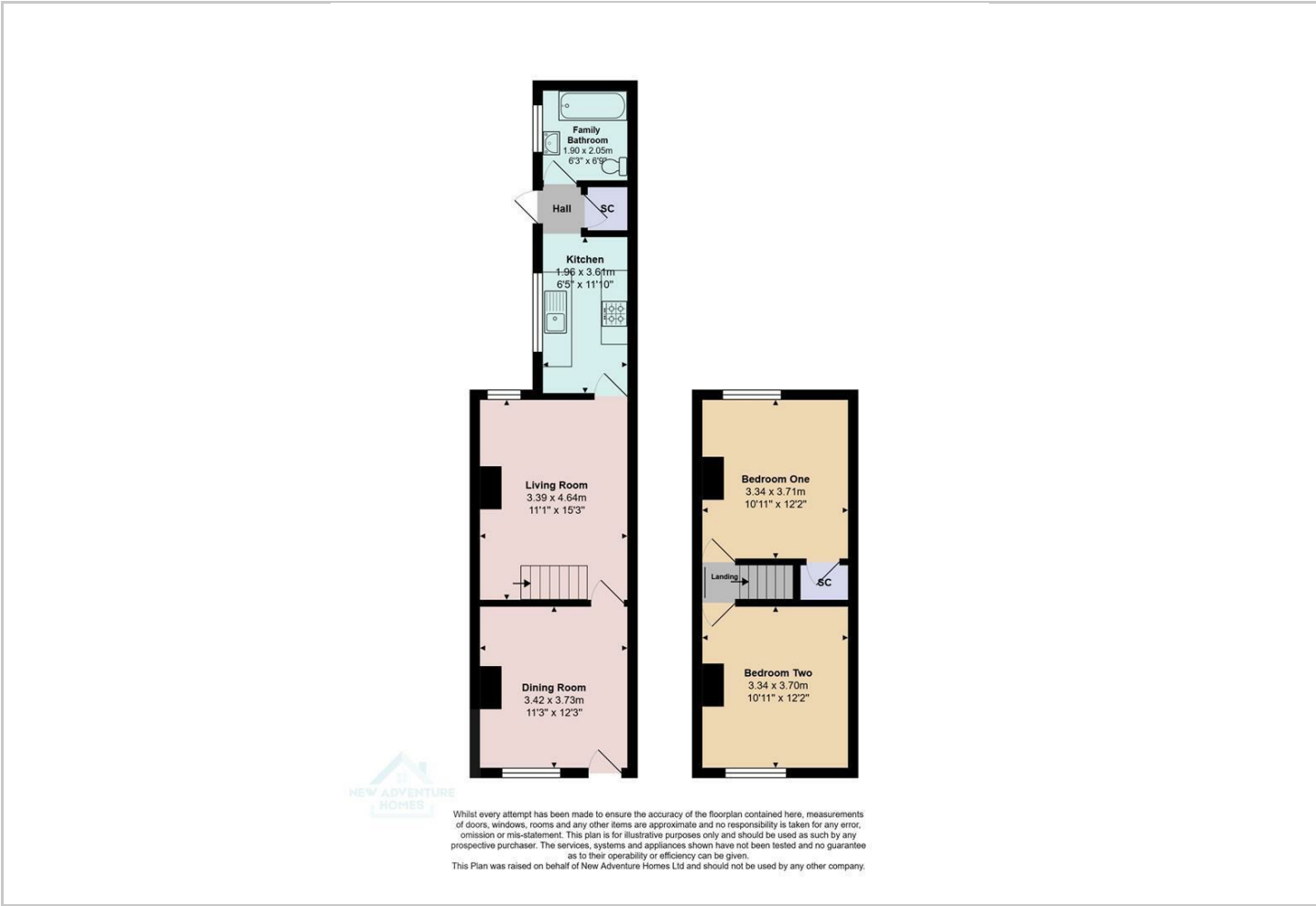
Hybrid Map



Terrain Map



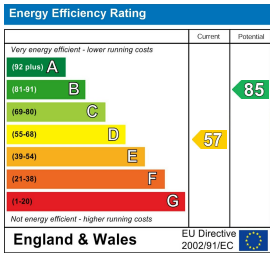
Floor Plan



Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.