



75 Kimberley Road

, Stoke-On-Trent, ST1 4DA

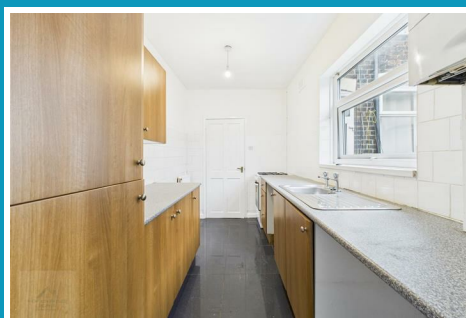
£90,000



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Summary

Offered for sale with no onward chain, this well-presented two-bedroom mid-terraced property is located on the convenient and popular Kimberley Road in Etruria, just a short distance from Festival Park, Hanley, and the town centre, with excellent transport links nearby.

Neutrally decorated throughout and ready to move straight into, this home is ideal for first-time buyers or investors looking to expand their portfolio.

The ground floor comprises a welcoming lounge, separate dining room, a galley-style kitchen with fitted units, and a ground floor family bathroom. Upstairs, you'll find two well-proportioned double bedrooms.

A great opportunity in a well-connected area, this property offers comfortable living with strong rental potential.

Etruria, Stoke-on-trent,

Etruria 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, Etruria is 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

11'5" x 11'3" (3.48 x 3.44)

Step through the front door into a bright, airy living room with neutral décor.

Dining Room

11'5" x 15'5" (3.48 x 4.70)

The neutrally decorated dining room features double patio doors opening to the rear garden and is ready for the new owner to add their choice of floor coverings.

Kitchen

6'5" x 10'11" (1.97 x 3.33)

Neutrally decorated galley-style kitchen with a range of wall and base units, freestanding cooker (which can remain), and beautiful tiled flooring.

Tel: 07778 908724

Hall

2'8" x 5'9" (0.83 x 1.77)

Connecting the kitchen and bathroom, with rear yard access.

Family Bathroom

6'5" x 6'9" (1.97 x 2.06)

Ground floor bathroom featuring a three-piece suite with shower over bath, tiled surround, toilet, hand basin, and tiled flooring.

First Floor

Bedroom One

11'5" x 12'2" (3.48 x 3.72)

Double bedroom with built-in storage, overlooking the rear elevation. Neutrally decorated and ready for the new owner to choose their own floor coverings.

Storage

3'1" x 2'6" (0.96 x 0.77)

Bedroom Two

11'5" x 11'3" (3.48 x 3.44)

Double bedroom overlooking the front elevation. Neutrally decorated and ready for the new owner to choose their own floor coverings.

Externally

Rear Yard

Small, low-maintenance rear yard—ideal for disposable BBQs and outdoor relaxation.

Tenure

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

Energy Performance Certificate

Current Rating D.

Possession

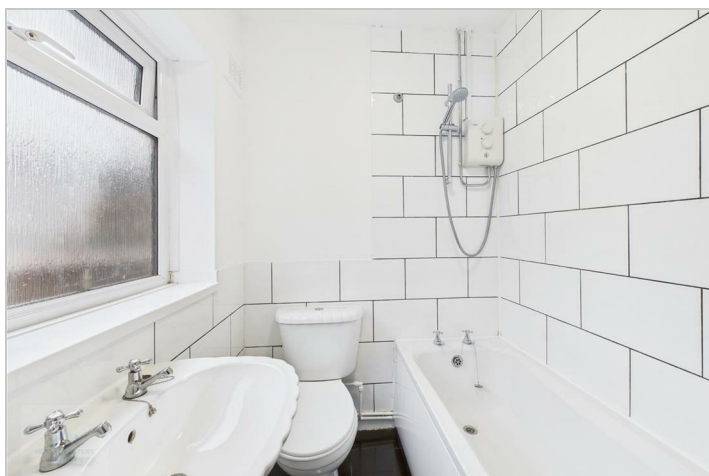
Vacant possession upon completion.

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



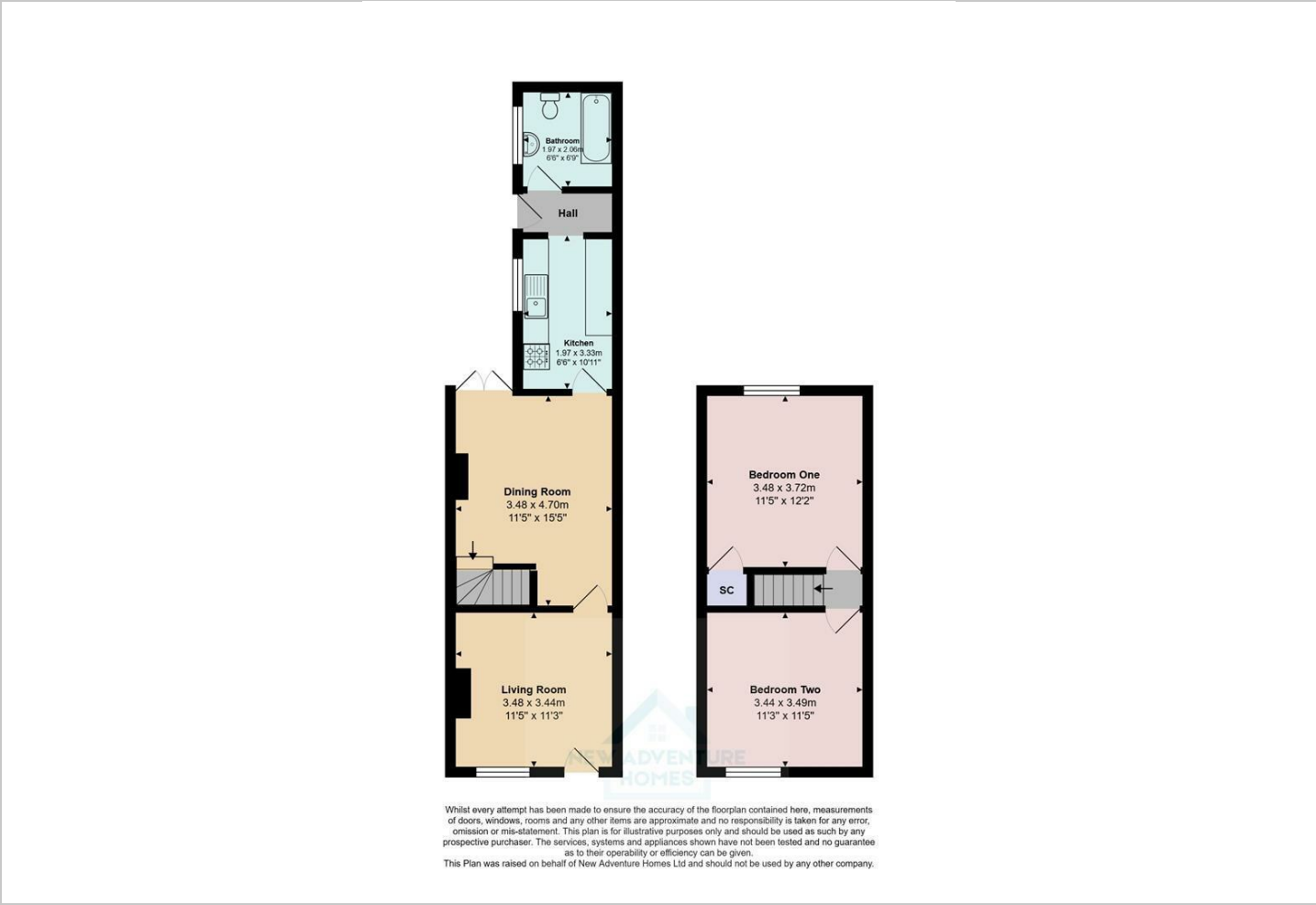
Hybrid Map



Terrain Map



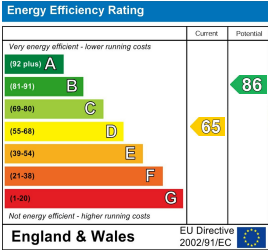
Floor Plan



Viewing

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

Energy Efficiency Graph



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