



## 12 Ironstone Walk, Stoke-On-Trent, Staffordshire, ST6 4AA

Offers In The Region Of £185,000

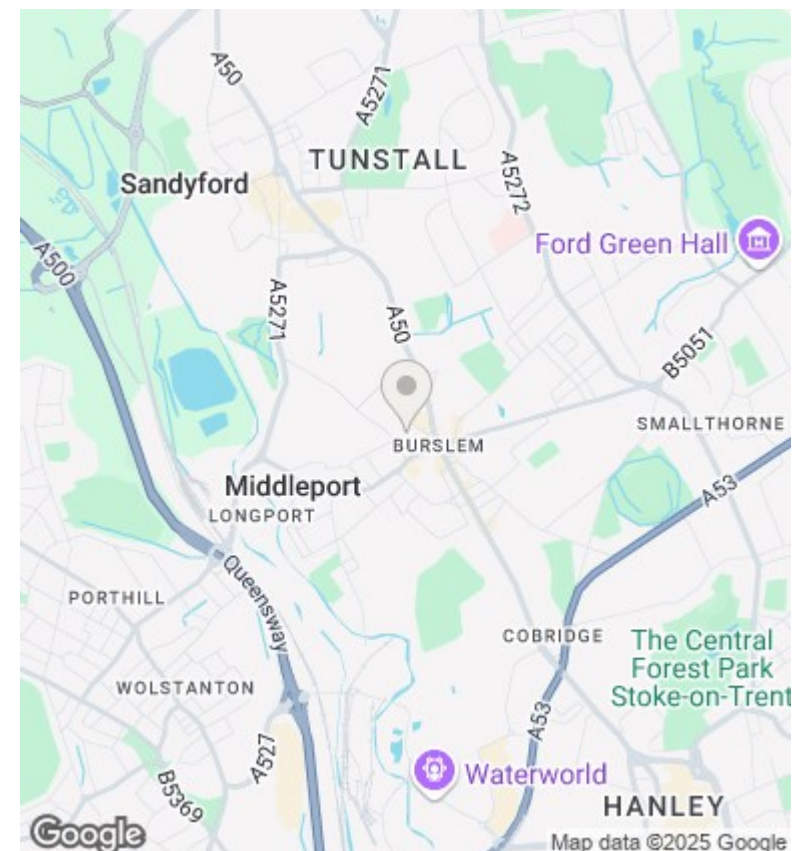
- Semi detached property
- Bathroom and en-suite
- Electric sun awning
- 3 storeys
- Large kitchen diner with bi-fold doors and sky lights
- 2 car parking spaces
- 4 bedrooms
- Fully enclosed rear garden
- NO CHAIN!





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

This home is located in a quiet residential area. It is a short walk away from Burslem town centre and is close to the A500, which provides good commuting to the M6 motorway, Hanley city centre, Stoke and local towns.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	