



24 Thornhill Road, Bentilee, Stoke-On-Trent, ST2 0QG

Offers In The Region Of £115,000

- Semi detached property
- Ripe for renovation
- NO CHAIN!
- 3 bedrooms
- Large rear garden with playing fields behind
- Full of potential
- Council tax band A

24 Thornhill Road, Stoke-On-Trent ST2 0QG



Council Tax Band: A



Whittaker & Biggs are pleased to offer to the market this semi detached, three bedroom property which is an excellent opportunity for those seeking a project ripe for renovation. With three well-proportioned bedrooms, this property is perfect for families or individuals looking to create their dream home. The dual aspect reception room offers a welcoming space for relaxation and social gatherings, while the bathroom provides essential amenities.

One of the standout features of this property is the expansive rear garden, which not only offers ample outdoor space for gardening or entertaining but also boasts picturesque views of the playing fields beyond. This serene setting is ideal for those who appreciate the tranquillity of a quiet residential area, making it a perfect retreat from the hustle and bustle of everyday life.

The potential for transformation is significant, allowing you to tailor the home to your personal taste and lifestyle. Whether you envision a modern family haven or a stylish contemporary space, this house is a blank canvas awaiting your creative touch.

With its prime location in a peaceful neighbourhood, this property is not just a house; it is an opportunity to invest in a home that can be shaped to meet your needs. Do not miss the chance to explore the possibilities that await you in this promising residence.

Call Whittaker & Biggs on 01538 372006 to book your viewing.

Ground Floor

Hall

5'11" x 3'3"
UPVC double glazed door to the frontage, stairs to the first floor.

Sitting / Dining Room

19'8" x 10'4"
Max measurement
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator tile, tiled fire surround.

Kitchen

11'5" x 11'3"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, cooker point, radiator, understairs storage.

Utility Room

8'3" x 7'10"
Max measurement
UPVC double glazed door to the side aspect, UPVC double glazed window to the frontage, radiator.

WC

4'1" x 3'0"
UPVC double glazed window to the side aspect, low level WC.

First Floor

Landing

7'2" x 5'7"
Max measurement
Airing cupboard housing wall mounted, gas fired Baxi boiler.

Bedroom One

13'10" x 11'6"
Max measurement
UPVC double glazed window to the frontage, radiator.

Bedroom Two

10'8" x 10'4"
UPVC double glazed window to the frontage, radiator.

Bedroom Three

10'4" x 8'7"
Max measurement
UPVC double glazed window to the rear, radiator.

Bathroom

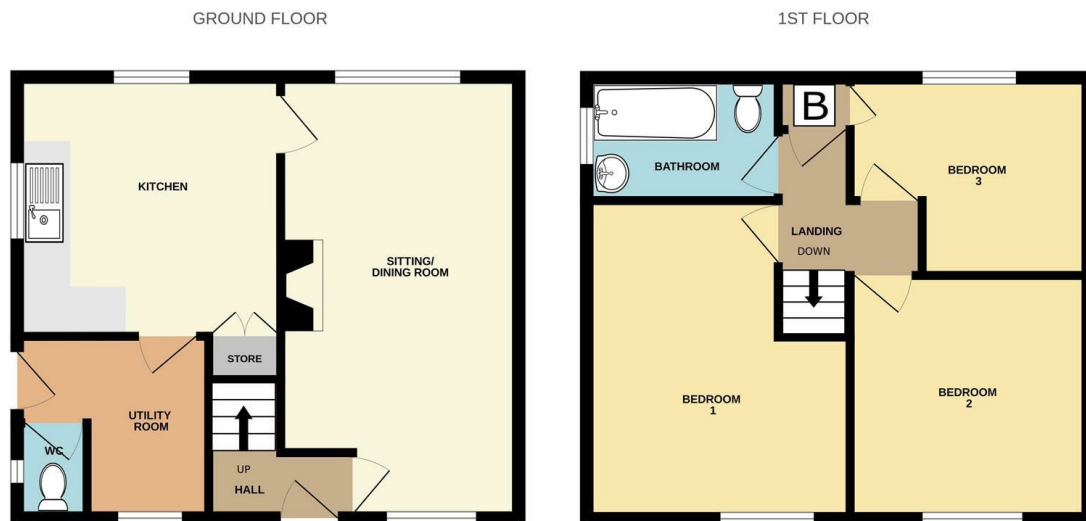
7'7" x 5'4"
UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, concealed

cistern low level WC, vanity wash hand basin, chrome mixer tap, radiator, loft hatch, inset ceiling spotlights.

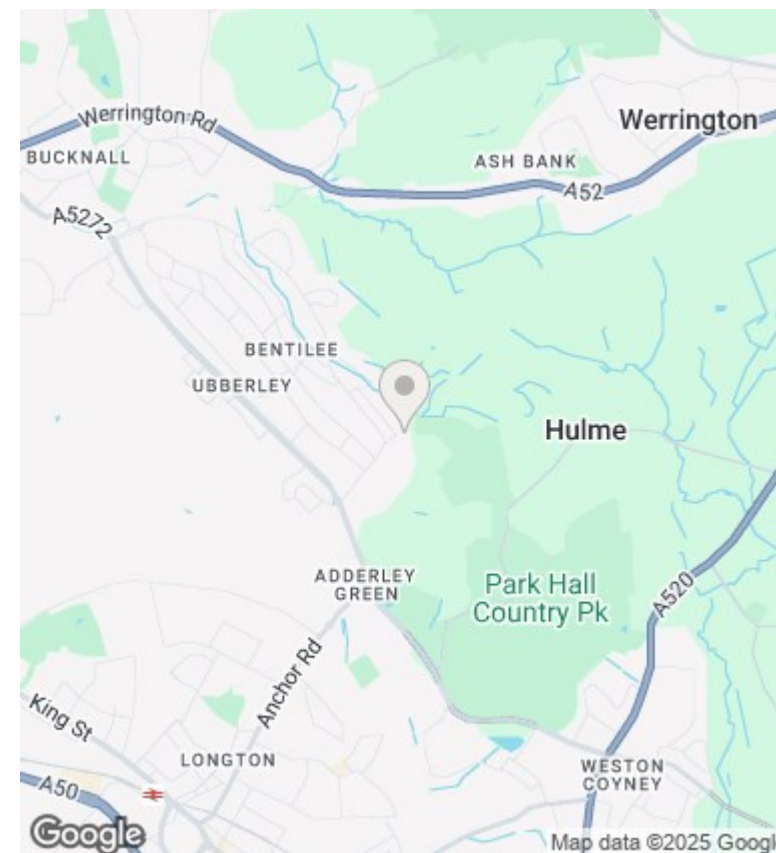
Externally

To the frontage, artificial lawn, gravelled area, fence boundary.

To the rear, artificial lawn, gravelled area, fence boundary, views of the playing fields beyond.



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

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 