



7

Bedrooms



8

Bathrooms



3

Receptions



- GLORIOUS PERIOD RESIDENCE
- BAY WINDOWS IN ALL RECEPTION ROOMS
- WALKING DISTANCE TO ROYAL STOKE UNIVERSITY HOSPITAL
- GORGEOUS GROUNDS
- SASH WOODEN WINDOWS
- ORIGINAL MINTON TILED FLOORING
- HIGH CEILINGS - LARGE ROOMS - PERIOD FIREPLACES
- EXCELLENT INVESTMENT OPPORTUNITY - upto 14% YIELD
- EXCELLENT INVESTMENT OPPORTUNITY - upto 14% YIELD



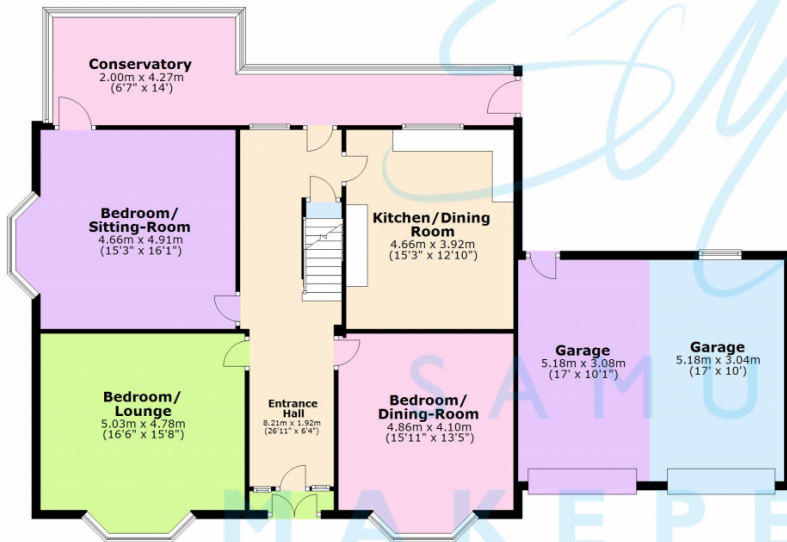
Believe in your infinite potential – because this property has no limits. Welcome to one of the most exciting opportunities to hit the market this year, in one of the most sought-after areas in Harpfields – **Queens Road, Hartshill**. Beautifully positioned just a short stroll from **Royal Stoke University Hospital**, this **imposing period detached residence** has just been refurbished and is BACK – better than ever. This property is a rare gem – a grand home with **unmatched flexibility**, ideal for both investors and homeowners alike. Whether you're looking to create your dream family residence or a high-yield **10-bedroom HMO**, the potential here is simply enormous. Set across **three expansive floors**, the current layout boasts **TEN BEDROOMS** – yes, ten! With a clever reconfiguration, three of these could become generous reception rooms, still leaving you with **seven bedrooms** to enjoy. Step inside and prepare to be inspired. Period charm radiates throughout – from the **high ceilings**, **original Minton tiled floors**, and **crafted oak staircase and bannisters**, to the **bespoke wooden double-glazed windows** and a **classic range cooker** that sets the tone in the kitchen. Every detail whispers timeless quality and heritage. Outside, the manicured grounds are equally impressive. Picture **sunset dinners on the patio**, garden gatherings, or simply relaxing in your own green retreat. There's also a **double garage** (currently split into two singles – easily reverted), and **ample off-road parking** to the front and side. Properties like this **rarely come to market**, and certainly not in such a prestigious location. **Queens Road** is one of Hartshill's most desirable addresses – combining village charm, proximity to top-tier amenities, and unbeatable commuter links.

Don't miss this once-in-a-lifetime opportunity.

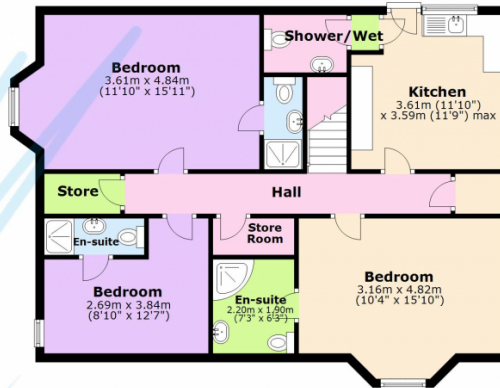
Call **Samuel Makepeace Bespoke Estate Agents** today and arrange your private viewing. Your dream home – or investment – awaits.



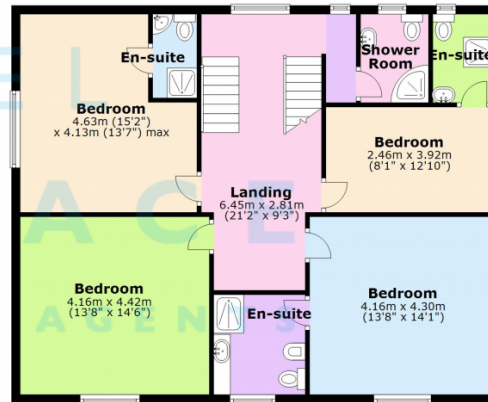
Upper Ground Floor



Lower Ground Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Stoke-on-Trent, ST4

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