

FOR SALE



Beech Grove, Mount Pleasant, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £160,000



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- Two-bedroom semi-detached house
- Conservatory overlooking the garden
- No onward chain
- Single garage with off-road parking
- Well maintained private garden

OVERVIEW This two-bedroom semi-detached house is for sale in the Mount Pleasant area of Stoke-on-Trent and offers an opportunity for buyers looking to modernise a property to their own taste.

The ground floor features an open-plan lounge/diner, providing combined living and dining space, leading through to a conservatory that overlooks the garden. There is also a separate kitchen. Upstairs are two bedrooms and a bathroom.

Externally, the property includes a single garage and off-road parking. The garden is well maintained, offering an outdoor area for relaxation or entertaining. The property is offered with no onward chain.

Mount Pleasant is well placed for access to Stoke-on-Trent city centre and nearby neighbourhoods such as Penkhull and Hartshill, where you will find a range of local shops, cafés and everyday amenities. There are several green spaces and local parks within a short drive, providing opportunities for walking and leisure.

Public transport is accessible, with Stoke-on-Trent railway station approximately 5 minutes away by car, offering direct services to destinations including Manchester and Birmingham, with typical journey times of around 45–60 minutes, and London in around 90 minutes. Local bus services connect Mount Pleasant with surrounding areas and the wider city. Road links are convenient, with good access to the A500 and A50, linking to the M6 and beyond.

This property may appeal to buyers seeking a home to update in a residential area with access to transport links and local amenities.





PORCH 4' 11" x 3' 3" (1.52m x 1.00m) Entered via UPVC French doors.

HALLWAY 3' 10" x 3' 10" (1.19m x 1.18m) Stairs to first floor.

LOUNGE/DINER 24' 5" x 13' 2" (7.45m x 4.02m) An open plan lounge diner featuring a bay window to the front elevation, feature fire place and two radiators.

CONSERVATORY 9' 6" x 7' 5" (2.92m x 2.28m) A dwarf brick wall with UPVC-framed windows, overlooking the rear garden.

KITCHEN 12' 9" x 8' 11" (3.91m x 2.74m) Fitted with a range of wall and base units with worktop over, space for appliances, stainless steel sink with drainer, window to the rear elevation, storage cupboard, radiator.

BEDROOM ONE 13' 1" x 12' 2" (4.00m x 3.71m) Two windows to the front elevation, radiator.

BEDROOM TWO 11' 9" x 10' 0" (3.60m x 3.06m) Window to the rear elevation, radiator.

BATHROOM 8' 7" x 5' 10" (2.64m x 1.79m) Low level WC, hand wash basin, bath with shower attachment over, airing cupboard, window to the rear elevation.

GARAGE 15' 11" x 7' 10" (4.87m x 2.41m)

EXTERNAL The property is approached via a gated driveway, with slabbed garden areas to either side. The driveway provides access to the garage, with a gate leading through to the rear garden.

To the rear, there is a well-maintained garden, mainly laid to lawn, with a patio area providing an ideal space for outdoor seating and entertaining.



AGENTS NOTES Om Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.



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All measurements are approximate and for display purposes only

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