



4 Ian Road, Stoke-On-Trent, ST7 4PW

Offers in the region of £160,000

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

"A house is more than a purchase—it's a place to belong." - Unknown

A two-bedroom semi-detached home in Newchapel, offering simple accommodation with plenty of potential. The property includes a lounge, kitchen, separate utility area, two double bedrooms, and a family bathroom. Externally, there is off-road parking, front and rear gardens, plus a garage. This is an ideal opportunity for first-time buyers or investors looking to make a house their own.

Denise White Agent Comments

A two-bedroom semi-detached home situated in Newchapel, Stoke-on-Trent, offering comfortable living space with plenty of potential to make it your own. The area is a well-established residential suburb, with convenient access to local amenities, schools, and road links into Stoke-on-Trent and nearby towns—ideal for everyday living.

The property briefly comprises an entrance hall leading into a welcoming lounge, which flows through to the kitchen. Just off the kitchen is a separate utility area with plumbing for a washing machine, adding useful extra space and practicality.

Upstairs, there are two good-sized double bedrooms along with a family bathroom.

Outside, the property offers off-road parking to the front, complemented by a small lawned area. To the rear, you'll find a further lawned garden, a patio space perfect for outdoor seating, and a detached garage.

The home offers a great opportunity for buyers to update and personalise to their own taste, making it an appealing option for first-time buyers or investors.

Entrance Hall

Carpet. Radiator. Stair access leading to first floor accommodation. Door leading into :-

Lounge

12'3" x 12'2" (3.74 x 3.71)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Kitchen

15'5" x 8'4" (4.72 x 2.55)



Fitted with a range of wall and base units, incorporating a double stainless steel sink unit. Space for cooker, space for fridge freezer. Tiled flooring. Under stair storage cupboard. uPVC window to the rear aspect. Ceiling light.

Utility

Tiled flooring. Plumbing for washing machine. Space for dryer. uPVC window to the rear aspect. Ceiling light.

First Floor Landing

Carpet. Obscured uPVC window. Loft access. Ceiling light.

Bedroom One

11'2" x 10'11" (3.41 x 3.35)



Carpet. Radiator. Fitted wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Two

9'10" x 9'0" (3.02 x 2.76)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'7" x 5'10" (2.03 x 1.78)



Suite is comprised of, low level WC, vanity style wash hand basin, bath, electric shower. Lvt flooring. Heated towel rail. Obscured uPVC window. Inset spotlights.

Outside

The property offers off-road parking to the front with a small lawn, while the rear features a lawned garden, a patio area, and a detached garage.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

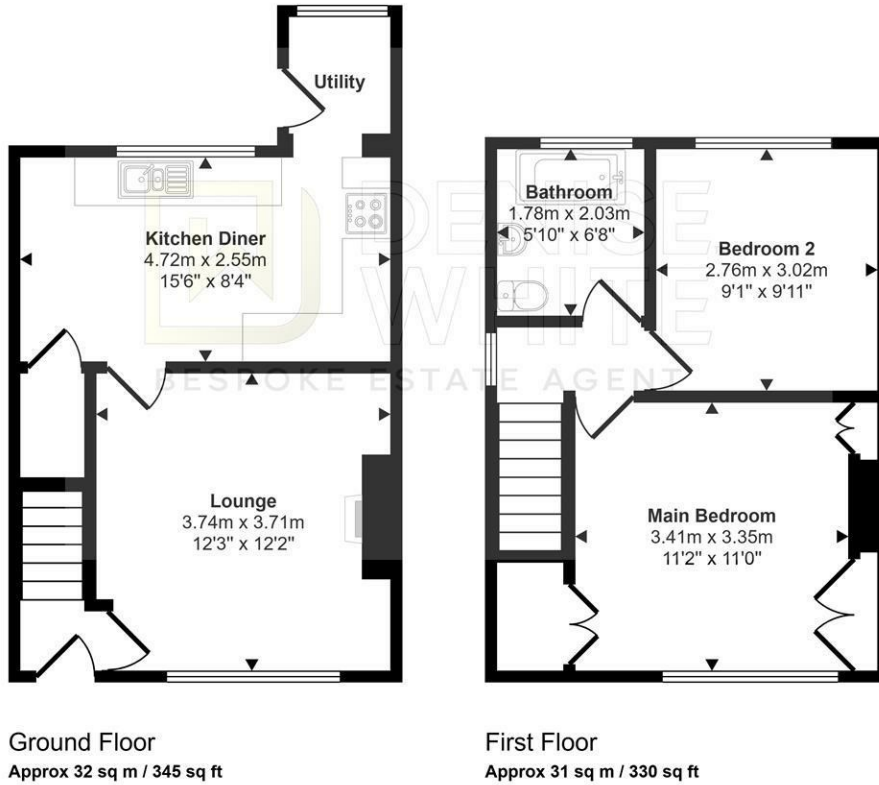
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable

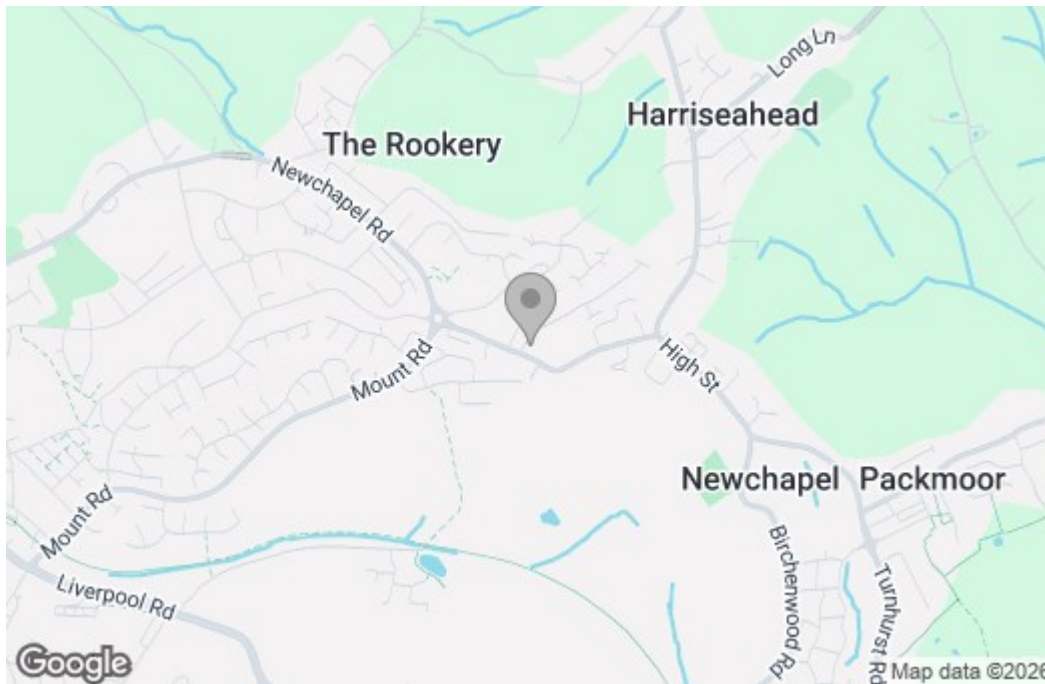
Floor Plan

Approx Gross Internal Area
63 sq m / 676 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.