FOR SALE







Brianson Avenue, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £165,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- **Driveway**
- **No onward chain**
- **Access to local shops and amenities**
- **Near Burslem and Central Forest Parks**
- **Road links to A500, A50, M6**



OVERVIEW This two-bedroom semi-detached house is for sale in Stoke-on-Trent and offers a practical layout with one reception room, a kitchen and a bathroom, making it suitable for a range of buyers, including first-time purchasers and downsizers. Off-road parking adds convenience, and the property is offered with no onward chain, which may appeal to those seeking a straightforward purchase.

The house is positioned within reach of everyday amenities, including local shops and services found across the Stoke-on-Trent area. Nearby green spaces such as Burslem Park and Central Forest Park provide opportunities for walks, play areas and outdoor recreation.

Stoke-on-Trent benefits from a selection of primary and secondary schools across the city, giving buyers a choice of educational options within commuting distance of the property.

Public transport connections are accessible, with Stoke-on-Trent railway station offering services to destinations including Manchester, Birmingham and London Euston. Typical journey times are around 45–50 minutes to Manchester Piccadilly, approximately 50–60 minutes to Birmingham New Street and around 90 minutes to London Euston, making regional and national travel feasible for commuters. Bus routes operate across the area, linking residential neighbourhoods with nearby towns and the city centre.

Road links connect Stoke-on-Trent with the wider region via the A500 and A50, and onwards to the M6, supporting travel by car to neighbouring towns and employment centres.

This for sale two-bedroom semi-detached house combines off-road parking, a straightforward internal



arrangement and no onward chain in a convenient Stoke-on-Trent setting.

HALLWAY 10' 11" x 6' 7" (3.34m x 2.03m) Stairs to first floor, window to the side elevation.

LIVING ROOM 15' 0" x 12' 3" (4.58m x 3.74m) Bay window to the front elevation, window to the side elevation, feature fireplace.

KITCHEN 14' 11" x 7' 5" (4.55m x 2.28m) Windows to the side and rear elevation, wall and base units with worktop over, sink unit with drainer, integrated oven and hob, door giving access to sun room.

SUNROOM 9' 6" x 3' 8" (2.91m x 1.14m) Downstairs WC

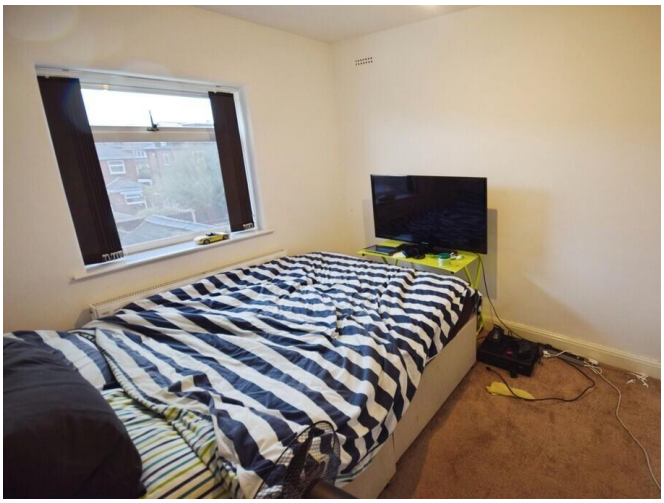
BEDROOM ONE 14' 11" x 12' 3" (4.57m x 3.74m) Bay window to the front elevation, radiator.

BEDROOM TWO 8' 0" x 8' 8" (2.44m x 2.65m) Window to the side elevation, radiator.

BATHROOM 6' 7" x 5' 4" (2.02m x 1.65m) Low level WC, hand wash basin, bath, window to the side elevation.

EXTERNAL Driveway to the front of the property, low maintenance garden to the rear.



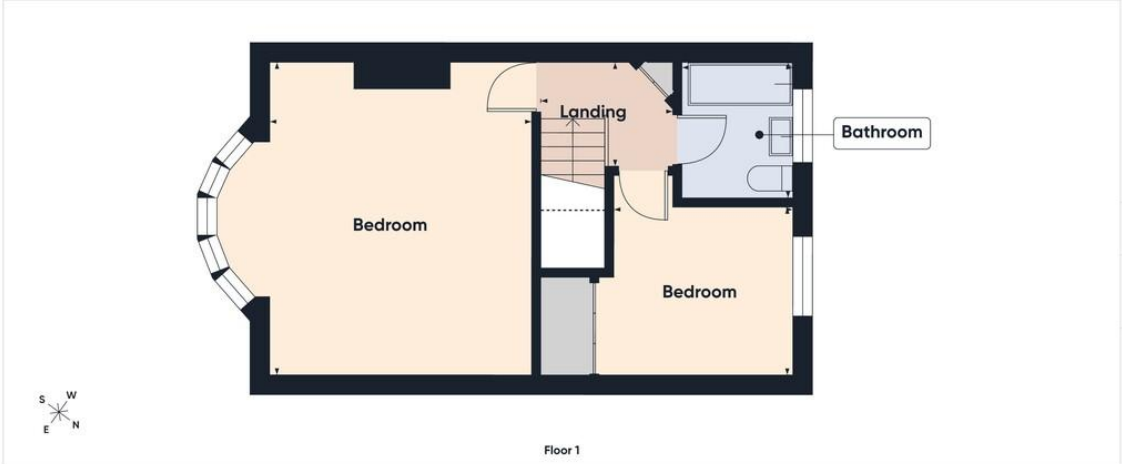




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



Floor 1

Approximate total area(1)

757 ft²
70.1 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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The Property Ombudsman