



294 Hanley Road, Stoke-On-Trent, ST6 1RE

Offers in excess of £190,000

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"Details make perfection, and perfection is not a detail" ~ Christian Dior

A beautifully presented traditional semi-detached home, ideally located close to Stoke-on-Trent city centre and finished to an excellent standard throughout. The property offers stylish, well-proportioned accommodation including a cosy lounge opening into a stunning orangery, a modern fitted kitchen and three bedrooms complemented by a contemporary shower room. Externally, there is off-road parking, a detached double garage and a low-maintenance rear garden perfect for entertaining and relaxing.

Denise White Estate Agents Comments

A beautifully presented traditional semi-detached residence, superbly positioned just a short distance from Stoke-on-Trent city centre and offering stylish, well-proportioned accommodation that has been updated and improved to an excellent standard by the current owners throughout.

A spacious entrance hall creates an immediate sense of welcome, with stairs rising to the first floor, a door opening into the lounge and an open aspect leading through to the kitchen. The lounge is both cosy and generously sized, featuring an attractive fireplace and flowing seamlessly into a stunning orangery to the rear. Flooded with natural light, the orangery enjoys a uPVC ceiling lantern and French doors opening directly onto the rear garden, creating a wonderful space for relaxing or entertaining.

The kitchen has been fitted with a modern range of units incorporating a breakfast bar and integrated appliances, providing a practical yet stylish hub of the home. A door from the kitchen leads into a rear hall, which in turn provides access to the garden, a useful utility area and a convenient ground floor WC.

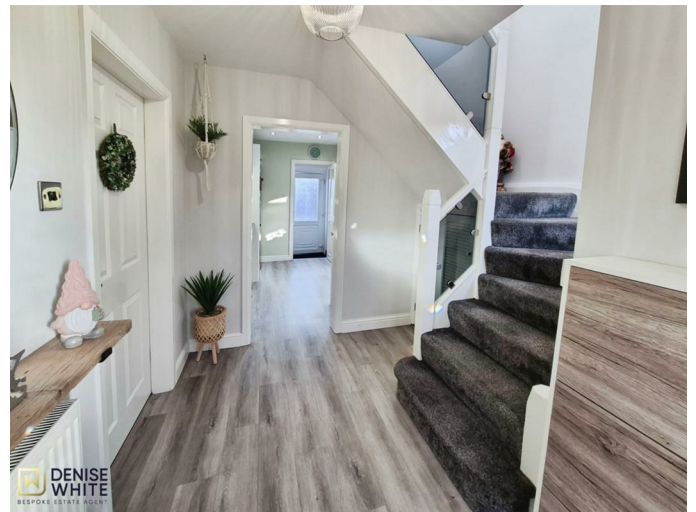
To the first floor, the principal bedroom is positioned to the rear and offers a generous double room enhanced by a striking panelled feature wall with inset lighting and downlighters to either side of the bed. Bedroom two also enjoys a rear aspect overlooking the garden, while bedroom three is a well-proportioned single room to the front elevation. Completing the accommodation is a fabulous contemporary shower room, fitted with a walk-in shower, and wall-hung vanity unit and WC.

Externally, the property benefits from a gravelled driveway to the front providing off-road parking and leading through shared double gates to a detached double garage. The rear garden offers a superb low-maintenance space, ideal for alfresco dining and entertaining family and friends.

Location

Smallthorne is a vibrant residential area in the north of Stoke-on-Trent, offering a blend of traditional charm and convenient modern living. The area is well-served by local shops, schools, and community facilities, making it ideal for families and professionals alike. Excellent transport links provide easy access to Stoke-on-Trent city centre and the wider Staffordshire area, while nearby parks and green spaces offer opportunities for outdoor leisure and recreation. With its welcoming community and practical location, Smallthorne is a desirable area for those seeking a balanced lifestyle.

Entrance Hall



Composite entrance door to the front aspect. Laminate flooring. Radiator. Stairs leading to the first floor. Understairs storage cupboard. Opening to the kitchen. Door leading into:-

Lounge

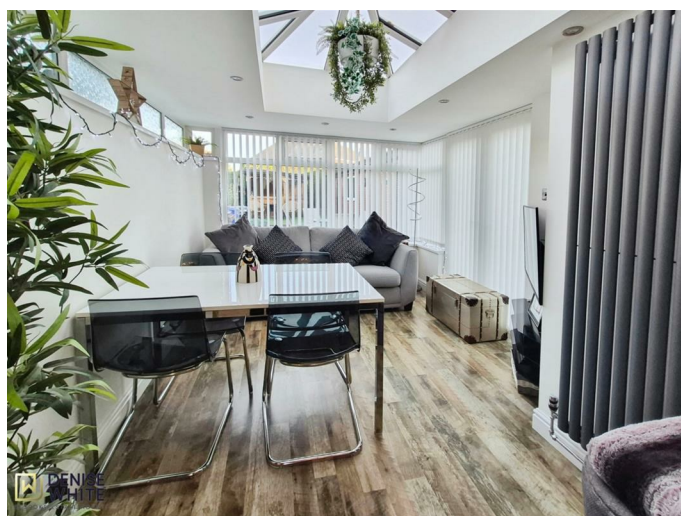
16'4" x 10'11" (4.99 x 3.34)



Carpet. Radiator. uPVC bay window to the front aspect. Feature fireplace with tiled inset and hearth, and wooden mantle. Coving to the ceiling. Ceiling light. Opening into:-

Orangery

12'8" x 9'1" (3.87 x 2.77)



Laminate flooring. Wall mounted upright radiator. uPVC windows to the side and rear aspects. uPVC French doors leading to the rear garden. Ceiling spotlights. uPVC ceiling lantern.

Kitchen

10'2" x 9'11" (3.10 x 3.03)



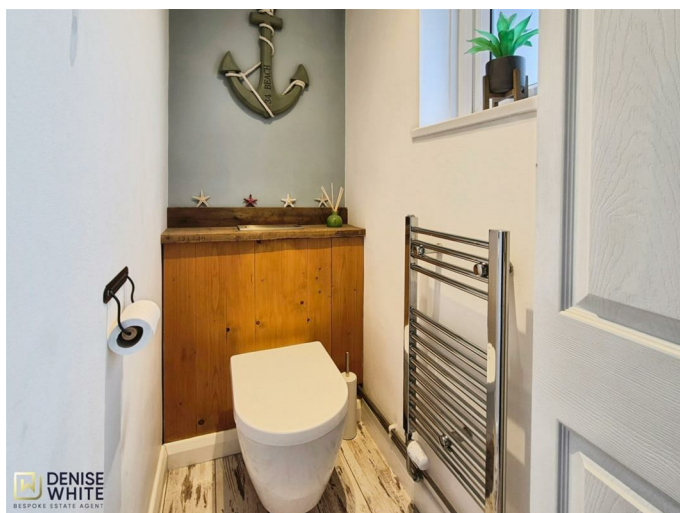
Fitted with a range of wall and base units with wood effect work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob with extractor over and double electric oven. Laminate flooring. Radiator. Space for a fridge freezer. Breakfast bar. Ceiling spotlights. uPVC window to the side aspect. Wall mounted gas central heating boiler. Door leading into: -

Rear Porch

Carpet flooring. uPVC door leading to the rear garden. Utility cupboard space off housing the plumbing for automatic washing machine and space for tumble dryer. Ceiling light. Concertina door leading into: -

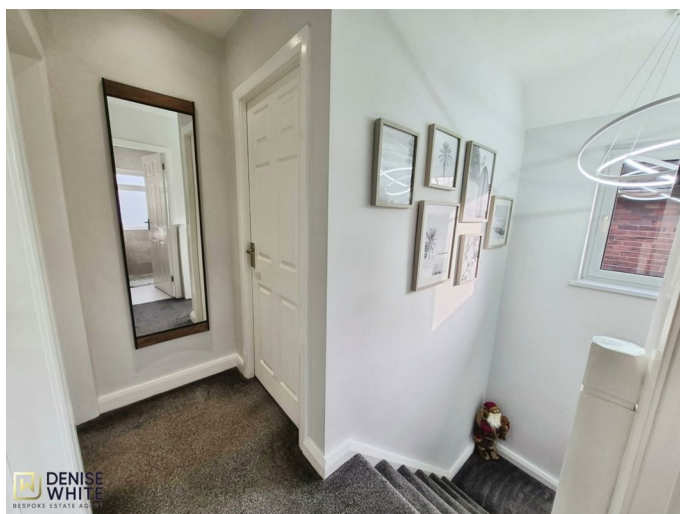
WC

4'11" x 2'7" (1.51 x 0.81)



Fitted with a wall hung WC. Distressed wood affect laminate flooring. Wall mounted heated towel rail. Obscure uPVC window to the rear aspect. Ceiling spotlights.

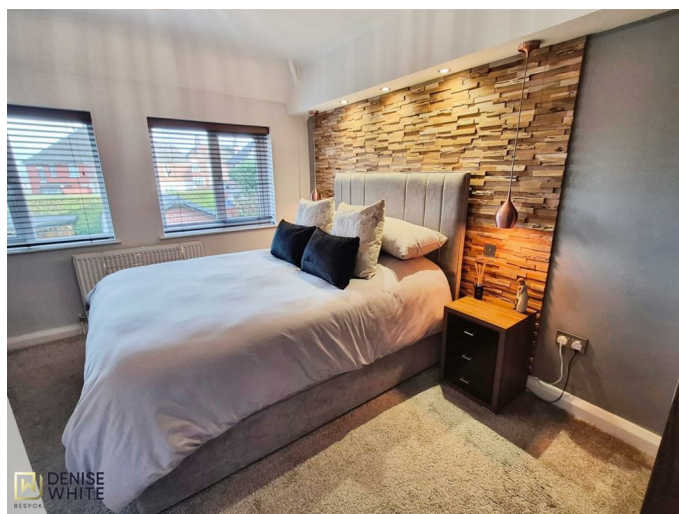
First Floor Landing



Carpet. uPVC window to the side aspect. Loft access. Ceiling light and spotlight. Doors leading into: –.

Bedroom One

12'11" x 9'2" extending to 11'10" (3.96 x 2.80 extending to 3.63)



Carpet. Radiator. Two uPVC windows to the rear aspect. Feature wood panelled wall. Ceiling light and spotlights.

Bedroom Two

10'10" x 9'2" (3.32 x 2.81)



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

Bedroom Three

10'10" x 6'11" (3.32 x 2.13)



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

Shower Room

5'9" extending to 7'5" x 5'4" (1.77 extending to 2.28 x 1.63)



Fitted with a suite comprising of walk-in shower with rainfall showerhead, wall mounted vanity wash and basin unit with countertop basin and freestanding mixer tap and wall hung WC. Tiled flooring with electric underfloor heating. Fully tiled walls. Wall mounted heated towel rail. Obscure uPVC window to the front aspect. Built-in storage cupboard. Ceiling light.

Outside



To the front of the property there is a gravelled driveway which provides off road parking and leads through shared double gates to the rear garden and a detached garage.

Rear Garden



To the rear of the property there is a good sized, private and enclosed garden, with paved patio seating areas bordered with golden gravel, and overlooking an AstroTurf lawn. At the end of the garden there is a timber hot tub house with outdoor power points.

Garage

23'7" x 11'1" (7.20 x 3.40)



Electric Roller door to the front aspect. Power and light. Pedestrian door to the side aspect.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band A

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.

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!

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.

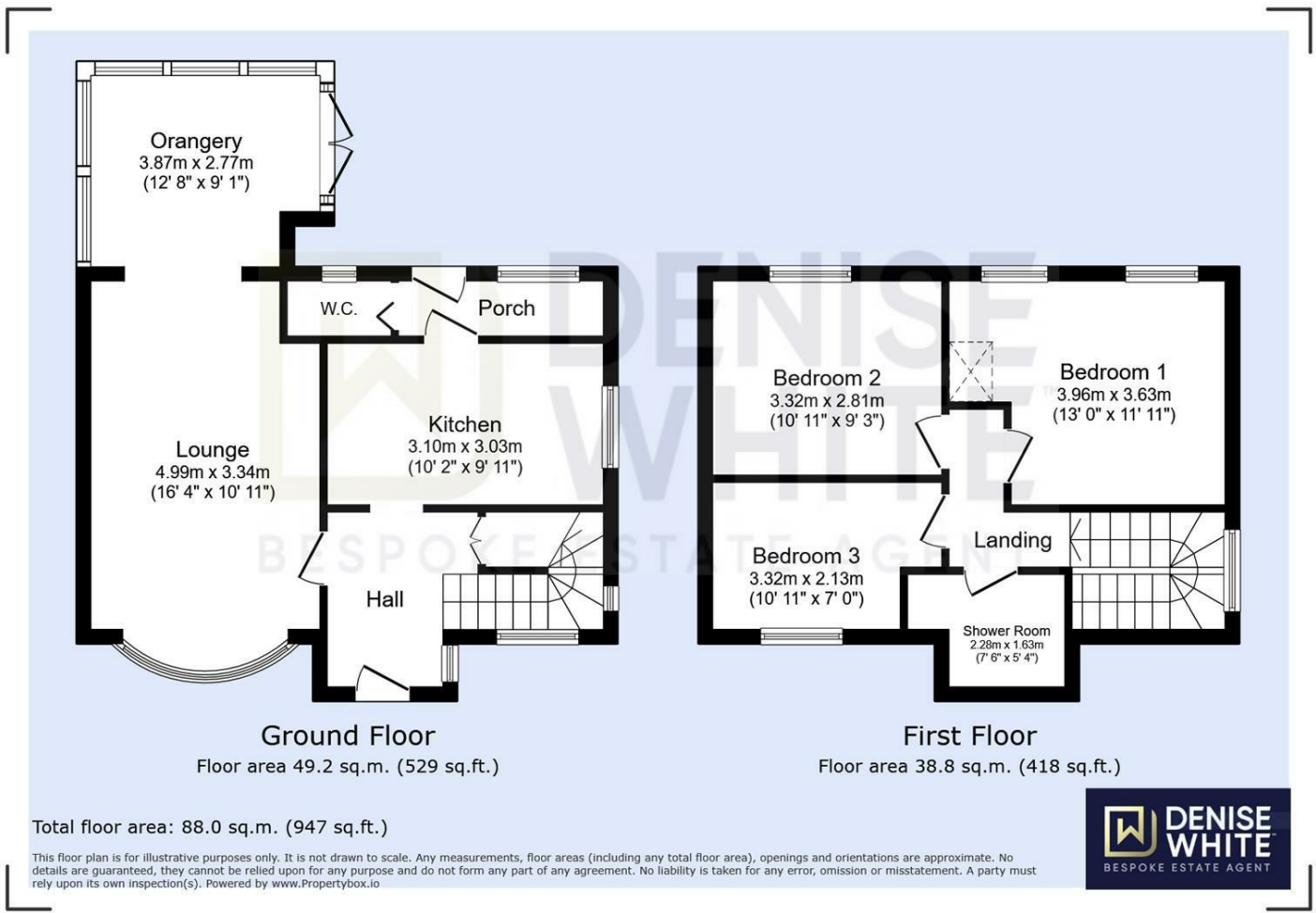
You Need A Solicitor!

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.

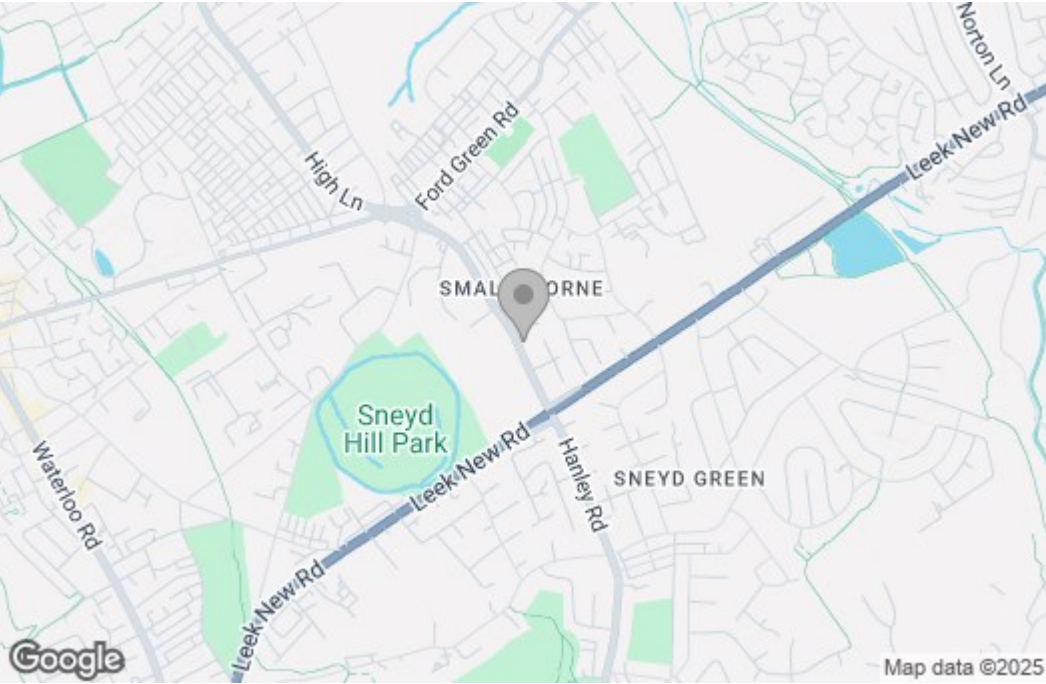
Do You Need A Mortgage?

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

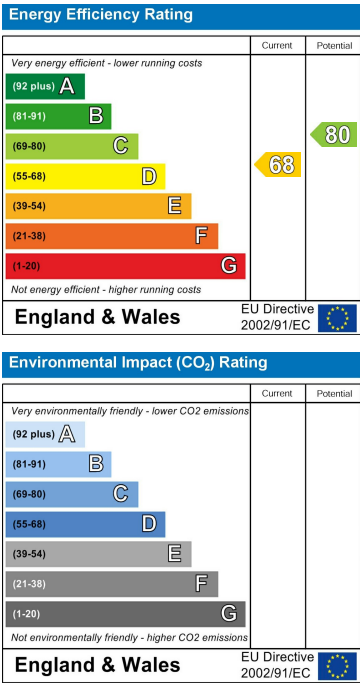
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.