

FOR SALE



Calvary Crescent, Bentilee, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000



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- No onward chain sale
- Access to multiple nearby schools
- Scope to modernise and add value
- Near parks and green walking routes
- Close to local shops and services

OVERVIEW This two-bedroom semi-detached house is for sale in Bentilee, Stoke-on-Trent, and requires modernising, offering scope for buyers to update to their own preferences. It is available with no chain sale.

The property provides two double bedrooms, with bedroom one benefiting from built-in wardrobes, and a separate WC and shower room. There is one reception room and one kitchen.

Situated in a residential area of Bentilee, the house is close to local amenities including everyday shops and services found along nearby high streets in Bentilee and surrounding neighbourhoods. Families will find several schools in the wider area of Bentilee and Stoke-on-Trent, making the location suitable for those needing access to local education options.

Green spaces and nearby parks are accessible within the locality, offering opportunities for walking routes and outdoor recreation. The position of the property allows for regular use of these routes for leisure and exercise.

Public transport links are available via local bus services connecting Bentilee with Stoke-on-Trent city centre and neighbouring districts. The nearest mainline rail services can be accessed from Stoke-on-Trent railway station, which offers routes to destinations such as Manchester, Birmingham and London, with journey times to Manchester and Birmingham typically around 45–60 minutes and to London around 90 minutes on faster services, depending on the chosen train.

This house may be of interest to first-time buyers, investors and families looking for a property to adapt and improve in a location with access to amenities, schools, public transport and green spaces.





ENTRANCE HALL 5' 10" x 3' 4" (1.79m x 1.03m)
Entered via a UPVC front door, window to the side elevation, stairs to first floor.

LOUNGE/DINER 14' 7" x 11' 3" (4.46m x 3.44m) Bay window to the front elevation, fire place with surround and hearth, radiator.

KITCHEN 10' 7" x 10' 1" (3.23m x 3.08m) Fitted with a range of wall and base units with worktop over, stainless steel sink unit with drainer, integrated hob and oven with extractor fan over, space for appliances, window to the rear elevation, access to pantry radiator.

PANTRY 4' 2" x 1' 10" (1.29m x 0.58m) Window to the rear elevation

UTILITY ROOM 7' 3" x 6' 11" (2.21m x 2.13m) Space for appliances, window to the side elevation, storage cupboard, door leading to rear garden.

BEDROOM 18' 0" x 8' 4" (5.50m x 2.55m) Two

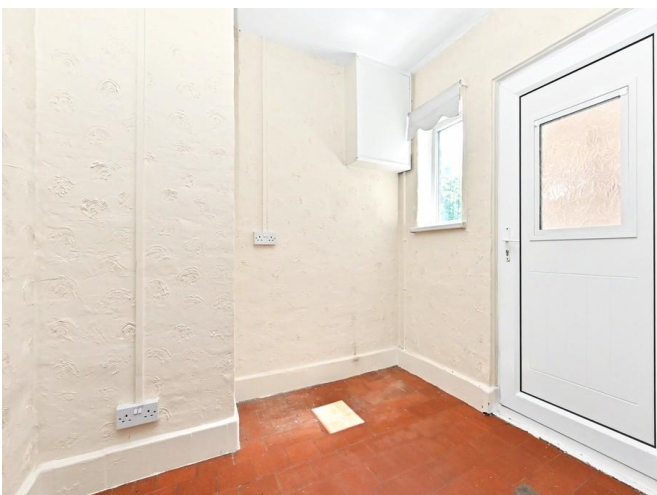
windows to the front elevation, built in wardrobe, radiator.

BEDROOM 11' 7" x 10' 4" (3.54m x 3.16m) Window to the rear elevation, fitted wardrobes, bedside tables and dressing table, radiator.

AIRING CUPBOARD 2' 11" x 2' 6" (0.91m x 0.77m)

SHOWER ROOM 5' 6" x 4' 10" (1.70m x 1.49m) Window to the rear elevation, shower cubicle, sink basin, heated towel rail.

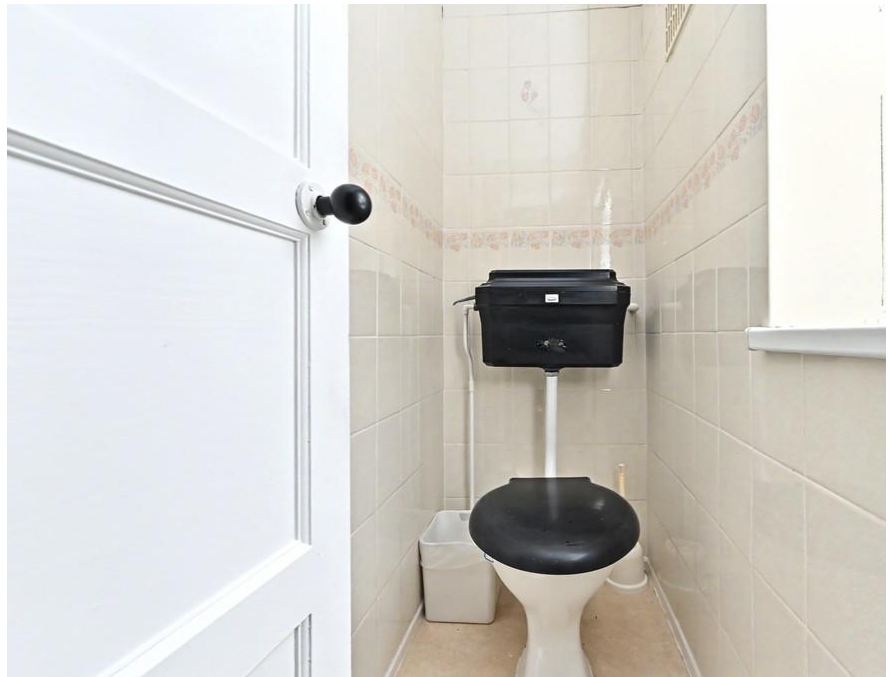
WC 5' 6" x 2' 5" (1.70m x 0.74m) Window to the side elevation, low level WC.



EXTERNAL The property is approached via a driveway which is surrounded with a brick wall and gates. To the side of the property there is a gate giving access to the side of the property and the rear yard.

To the rear of the property there is an enclosed slabbed garden.

AGENT NOTES 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

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.