

FOR SALE



Sparrow Street, Smallthorne, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, End Terraced House

Auction Guide Price £70,000



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- For sale by traditional auction
- Two bedroom end of terrace house
- Two reception rooms
- Kitchen with extra storage room
- Family bathroom with Shower and Bath

AUCTION DETAILS For Sale by Auction. Live stream auction 4th November 6:30PM. Bidding will be available by either online bidding, telephone or proxy. If you wish to bid, please register online via the Auction Hammer website auctionhammermidlands.co.uk using the Register to Bid tab. Call 01782 262880 to view

OVERVIEW For sale by traditional auction, this two bedroom end of terrace house is located in the Smallthorne area of Stoke-on-Trent. The property is offered with no onward chain.

Internally, the house provides two reception rooms, offering flexible living and dining spaces, together with a kitchen and a handy extra storage room accessed directly from the kitchen. There is one bathroom serving the property and a total of two bedrooms to the first floor.

Smallthorne offers a range of everyday amenities, including local shops and services along Ford Green Road and nearby High Lane, providing convenient access to supermarkets, takeaways and independent retailers. For outdoor space, Ford Green Hall and its surrounding parkland, as well as Burslem Park, are both accessible by a short drive, offering green areas, walking routes and play areas.

Stoke-on-Trent and the surrounding areas are well served by road links, with good access to the A50 and A500, connecting to the M6 for longer distance travel. The nearest mainline rail services can be accessed from Stoke-on-Trent station, where direct trains run to destinations such as Manchester and London, with journey times to Manchester typically around 45–60 minutes and to London from approximately 90 minutes.

This two bedroom end of terrace house for sale by auction offers an opportunity for buyers looking for a





property with no onward chain in a residential area of Stoke-on-Trent. Interested parties should note the live stream auction scheduled for 4th November at 6:30pm.

LOUNGE 12' 10" x 10' 6" (3.92m x 3.22m) Entered via a UPVC front door, two windows, one to the front elevation, one to the side elevation, radiator.

DINING ROOM 12' 10" x 11' 2" (3.92m x 3.42m) Two windows, one to the rear elevation, one to the side elevation, stairs to first floor, access to cellar, feature fireplace, radiator.

CELLAR 10' 11" x 5' 5" (3.33m x 1.66m)

KITCHEN 10' 10" x 7' 4" (3.32m x 2.26m) Fitted with wall and base units with worktop over, sink unit with drainer, space for appliances, two windows to both side elevations, door giving access to the rear, radiator.

STORAGE ROOM 12' 4" x 8' 4" (3.76m x 2.56m)

BEDROOM ONE 12' 10" x 10' 6" (3.92m x 3.22m) Two windows to the front and side elevation, radiator.

BEDROOM TWO 11' 2" x 9' 10" (3.42m x 3.01m) Window to the rear elevation, storage cupboard, radiator.

BATHROOM 11' 0" x 7' 8" (3.36m x 2.34m) 4 piece suite comprising; low level WC, hand wash basin, bath, shower cubicle, window to the side elevation.





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All measurements are approximate and for display purposes only

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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.