

FOR SALE



Hillary Street, Cobridge, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid-Terrace House

Offers In Excess Of £85,000



Hillary Street, Cobridge, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £85,000

- Two double bedrooms
- No onward chain
- Near Hanley and Burslem centres
- Attractive investment opportunity
- Two flexible reception rooms

OVERVIEW This two-bedroom terraced property in Cobridge, Stoke-on-Trent is offered For Sale with no onward chain and presents a practical option for first time buyers or investors.

The ground floor provides two reception rooms, offering flexibility for separate living and dining areas or a home working space. A fitted kitchen serves as a functional hub to the rear of the property along with a family bathroom. Upstairs, there are two double bedrooms, providing straightforward accommodation suited to both owner-occupiers and potential tenants.

Cobridge is well placed for access to Hanley and Burslem town centres, offering a range of shops, supermarkets, cafés and everyday amenities. Nearby, Central Forest Park provides open green space, walking routes and a lake, while Burslem Park offers further landscaped gardens and play areas.

Public transport links are available via local bus routes connecting Cobridge with Stoke-on-Trent city centre and neighbouring towns across the Potteries. For rail travel, Stoke-on-Trent railway station can be reached by a short drive or bus journey, with direct services to destinations including London Euston, Birmingham New Street and Manchester Piccadilly, typically within 40–60 minutes to the larger cities.

With two double bedrooms, two reception rooms and convenient access to local facilities and transport, this terraced house offers a straightforward, chain-free purchase opportunity in a popular Stoke-on-Trent residential area, suitable for both those looking for a first home and those seeking an addition to a rental portfolio.

DINING ROOM 10' 11" x 10' 11" (3.35m x 3.33m)
Window to the front elevation, feature fire place,





radiator.

LOUNGE 12' 4" x 10' 11" (3.76m x 3.35m) Window to the rear elevation, stairs to first floor, storage cupboard and radiator.

KITCHEN 9' 10" x 6' 2" (3.00m x 1.90m) Fitted with a range of wall and base units with worktop over, stainless steel sink unit with drainer, space for appliances and a window to the side elevation.

REAR PORCH 6' 2" x 2' 9" (1.90m x 0.86m)

BATHROOM 7' 6" x 6' 2" (2.31m x 1.90m) Three piece suite comprising low level WC, hand wash basin, bath and a window to the side elevation.

BEDROOM 10' 11" x 10' 11" (3.35m x 3.33m) Window to the front elevation, radiator.

BEDROOM 12' 4" x 10' 11" (3.76m x 3.35m) Window to the rear elevation, storage cupboard and radiator.

EXTERNAL Paved yard to the rear.

AGENTS 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.