

FOR SALE



**Steeple Way, Stoke, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Townhouse**

**Offers In Excess Of £160,000**



## **Steeple Way, Stoke, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom**

**Offers In Excess Of £160,000**

- Two double bedrooms with wardrobes
- Reception room with garden access
- Ideal for first-time buyers
- Attractive option for investors
- Near schools and green spaces



**OVERVIEW** This two-bedroom terraced town house is for sale in Stoke and is suited to first-time buyers and investors. The property is neutrally decorated and offers one reception room, two double bedrooms, a bathroom and a kitchen.

The reception room enjoys a garden view and provides direct access to the garden. Both bedrooms are doubles and include built-in wardrobes, providing integrated storage.

The property is located within reach of local amenities including shops, cafes and everyday services found in the wider Stoke-on-Trent area. Nearby schools serve the local community, making the location practical for households requiring access to education.

Public transport links are accessible, with Stoke-on-Trent railway station offering services to destinations such as Manchester, Birmingham and London. Typical journey times from Stoke-on-Trent are around 40–50 minutes to Manchester Piccadilly, approximately 50–60 minutes to Birmingham New Street and around 1 hour 30 minutes to London Euston, subject to service and time of travel. Local bus routes operate in the area, connecting residential neighbourhoods with the city centre and surrounding districts.

Green spaces and local parks in Stoke-on-Trent provide opportunities for walking and recreation, with further leisure, cultural and shopping facilities available in and around the city. Road links via the A500 and A50 connect to the M6, giving access to the wider region.

The property is offered for sale with no onward chain.

**ENTRANCE HALL** 8' 4" x 3' 5" (2.56m x 1.05m)  
Entered via a UPVC front door, radiator.



WC 4' 7" x 2' 8" (1.40m x 0.83m) Comprising; low level WC and hand wash basin, radiator.

the front elevation, radiator.

LOUNGE/DINER 16' 2" x 11' 10" (4.94m x 3.63m)  
Spacious reception room having UPVC French door opening onto the rear garden, stairs to first floor, two radiators.

LANDING 6' 4" x 5' 4" (1.95m x 1.63m) Storage cupboard.

BEDROOM 11' 1" x 9' 10" (3.38m x 3.00m) Double glazed window to the rear elevation, built in storage cupboard, radiator.

BEDROOM 11' 4" x 6' 10" (3.46m x 2.09m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BATHROOM 7' 10" x 4' 9" (2.39m x 1.46m)  
Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to

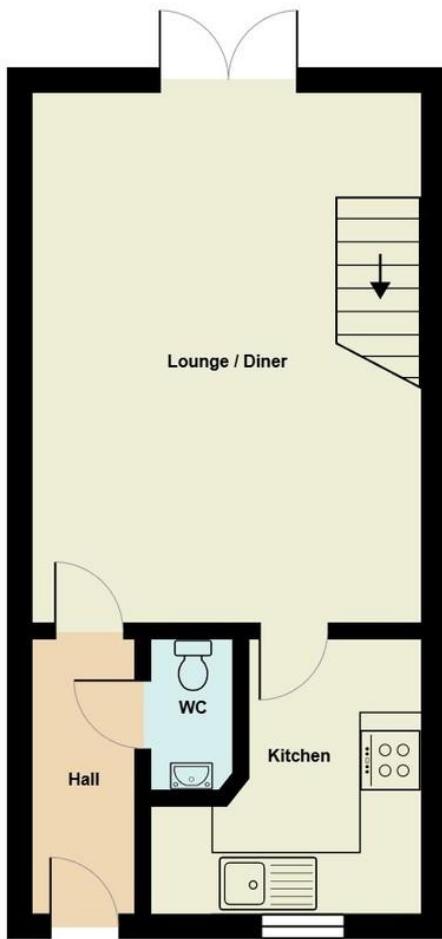
EXTERNAL The property is approached via a paved pathway with adjacent front garden. To the rear there is an enclosed low maintenance garden.



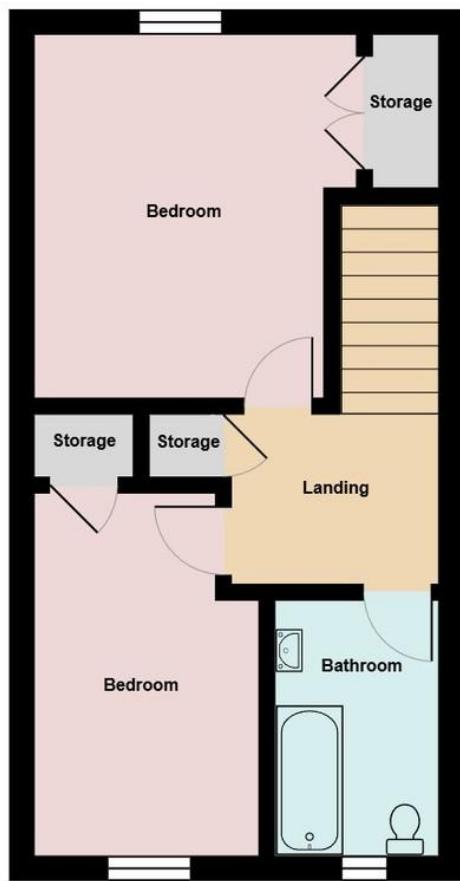


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





**Ground Floor**



**First Floor**

All measurements are approximate and for display purposes only

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**MARTIN & CO**

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