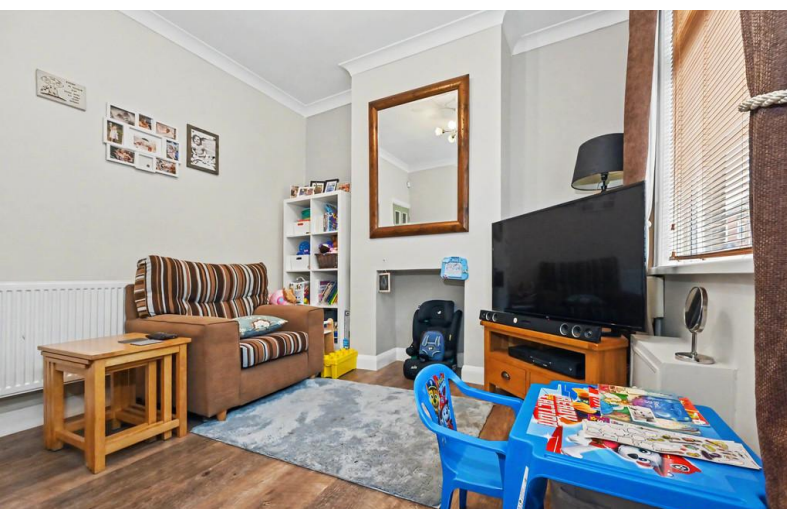


FOR SALE



Sandon Street, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £100,000



Sandon Street, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Immaculately presented terraced house
- Ready to move into condition
- Short drive to city centre
- Close to Festival Park amenities
- Near Etruria Park green space



OVERVIEW This two-bedroom terraced house is for sale in Etruria, Stoke-on-Trent, and is presented in immaculate condition throughout. Beautifully presented and move-in ready, the property has been tastefully decorated throughout, creating a welcoming and stylish home that is ready for immediate occupation.

The property offers a practical layout with one reception room, one kitchen and one bathroom, providing an efficient living space suited to a variety of buyers, including first-time purchasers, downsizers and investors.

The house is located within easy reach of Stoke-on-Trent city centre, offering convenient access to shopping, leisure and employment facilities. Nearby Etruria Park provides attractive green space for walking and recreation, while the wider Festival Park area offers a range of retail, dining and entertainment options.

Public transport connections are readily accessible, with Stoke-on-Trent railway station approximately a 5–10 minute drive away, depending on traffic. From there, regular services operate to Birmingham New Street in around 50–60 minutes and Manchester Piccadilly in approximately 45–55 minutes, alongside onward connections towards London. Local bus routes run through Etruria, linking the area with Hanley, Newcastle-under-Lyme and surrounding districts.

A range of schooling options are available within the wider Stoke-on-Trent area, including a selection of primary and secondary schools accessible by a short drive or bus journey.

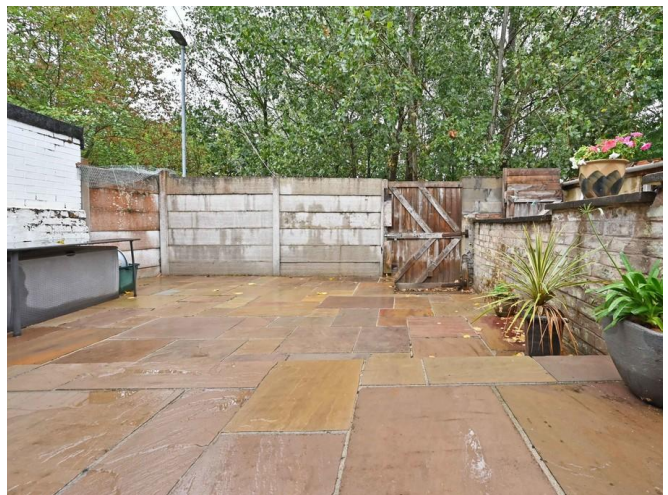


Overall, this beautifully presented two-bedroom terraced house offers a move-in ready home finished to a high standard throughout. Combining attractive décor, well-maintained accommodation and a convenient location close to local amenities and transport links, it represents an excellent opportunity for those seeking a ready-to-occupy property in Etruria.

LIVING ROOM Entered via a uPVC front door, window to the front elevation, radiator.

KITCHEN A stylish and modern kitchen fitted with a range of wall and base units complemented by work surfaces over, providing ample storage and preparation space. The kitchen benefits from a sink unit with drainer, along with an integrated oven and hob, providing both practicality and convenience for everyday cooking. There is space for a range of additional appliances together with room for a dining table, creating an ideal setting for both everyday meals and entertaining guests. A window to the rear elevation allows natural light to fill the room, while a long wall-mounted radiator completes this practical and attractive space.

UTILITY ROOM Door giving access to the rear yard, space for appliances.



BATHROOM A well-presented bathroom fitted with a three-piece suite comprising a low-level WC, wash hand basin and bath with shower over. The room benefits from a window to the side elevation, allowing natural light into the space.

BEDROOM Window to the front elevation, radiator.

BEDROOM Window to the rear elevation, radiator.

EXTERNAL To the rear of the property there is a paved yard surrounded by fencing.

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.



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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.