



31 Clare Street

Basford, Stoke-On-Trent, ST4 6EE

Finding a property can sometimes feel like a stressful and endless search. But I have done the searching for you and I have found you a terraced property on Clare Street. It's sure to give you "that feeling" as soon as you enter. This accommodation comprises of a lounge, dining room, fitted kitchen, bathroom, and two double bedrooms. Externally, the property benefits from a low maintenance rear courtyard, which is fully enclosed with an access gate. What are you waiting for, because this one is also sold with no upward chain! What more could you want? Call to book your viewing today!

Offers in the region of £99,950

31 Clare Street

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- MAINTAINED TERRACED PROPERTY IN A CENTRAL LOCATION
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- LOUNGE AND DINING ROOM
- ENCLOSED REAR COURTYARD
- PERFECT FIRST TIME BUYER OR RENTAL PROPERTY
- FITTED KITCHEN AND GROUND FLOOR BATHROOM
- FULL RE WIRE

GROUND FLOOR

Dining Room

11'6" x 10'10" (3.53 x 3.31)

UPVC door to the front aspect and UPVC window to the front aspect. Radiator.

Lounge

11'11" x 11'6" (3.65 x 3.51)

UPVC window to the rear aspect. Electric fireplace and radiator.

Kitchen

10'3" x 6'2" (3.14 x 1.89)

UPVC window to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Space for a gas cooker and plumbing for a washing machine. Cupboard housing boiler.

Hall

UPVC door to the side aspect. Door to storage cupboard housing water tank. Loft hatch.

Bathroom

8'5" x 5'10" (2.59 x 1.78)

UPVC window to the side aspect. Fitted with a suite comprising bath with shower above, vanity wash hand basin and low level WC. Partly tiled walls and radiator.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

12'0" x 11'7" (3.68 x 3.55)

UPVC window to the rear aspect. Radiator and loft hatch.

Bedroom Two

11'6" x 10'11" (3.53 x 3.34)

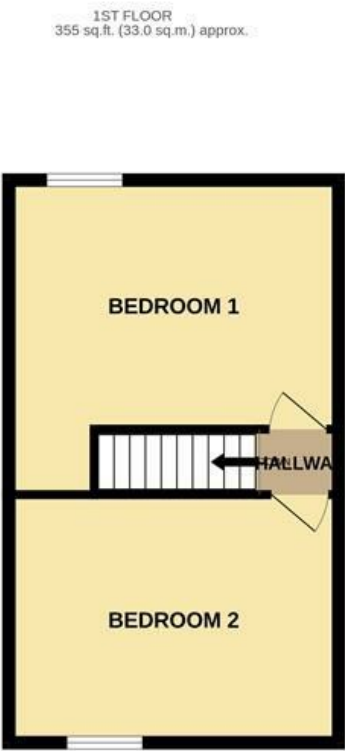
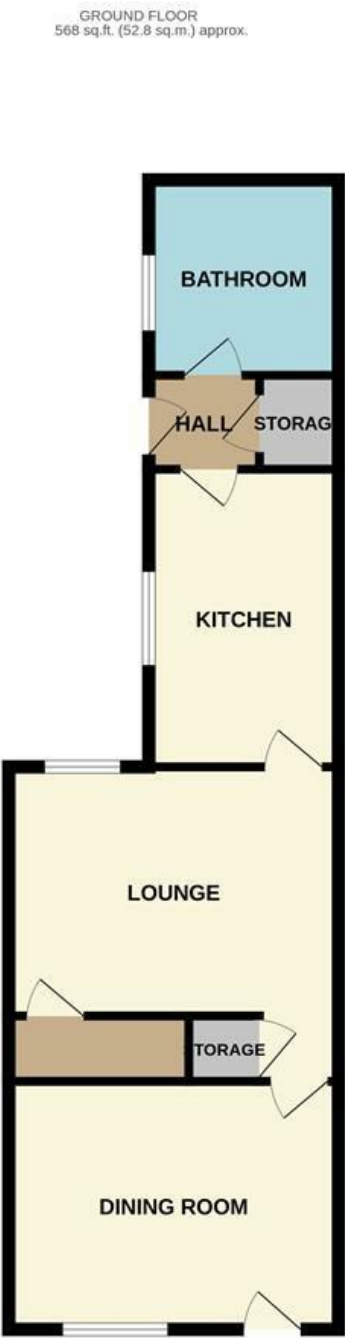
UPVC window to the front aspect. Radiator.

EXTERIOR

To the rear of the property there is an enclosed rear courtyard. Artificial lawn and paved path.



Floor Plan



TOTAL FLOOR AREA : 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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