

FOR SALE



Bridgewater Court, Etruria Vale Road, Etruria

2 Bedrooms, 1 Bathroom, Town House

Offers In Excess Of £100,000



Bridgewater Court, Etruria Vale Road, Etruria

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- For sale with no chain
- Suitable for first-time buyers
- Near Hanley and Etruria Parks
- Within reach of Hanley centre
- Train links to Manchester and Birmingham



OVERVIEW This two-bedroom town house is offered for sale with no onward chain, providing an opportunity for buyers looking for a straightforward purchase in Stoke-on-Trent.

The property comprises one reception room, a kitchen and a bathroom, together with two bedrooms. The layout offers defined living, cooking and sleeping areas, suitable for a range of purchasers including first-time buyers and downsizers.

Situated in Stoke-on-Trent, the house is well placed for local amenities. Hanley city centre is within easy reach, offering a selection of shops, supermarkets, cafés and everyday services, as well as cultural attractions such as The Potteries Museum & Art Gallery and the Regent Theatre. Nearby green spaces, including Hanley Park and Etruria Park, provide opportunities for walking, leisure and recreation.

Public transport connections are accessible, with Stoke-on-Trent railway station offering services to destinations such as Manchester and Birmingham, as well as longer-distance routes. Journey times to Manchester are typically around 45–60 minutes and to Birmingham approximately 50–70 minutes, depending on service selected. Local bus routes operate in the area, linking surrounding neighbourhoods and the wider city.

Road links include access to the A500 and A50, connecting to the M6 and the regional motorway network, making the property a practical base for commuters travelling by car.

Overall, this two-bedroom town house for sale in Stoke-on-Trent offers defined accommodation, city amenities within reach and transport connections suitable for a variety of buyers.



ENTRANCE HALL 3' 3" x 3' 1" (1.00m x 0.94m)
Entered via a UPVC front door, stairs to the first floor.

LOUNGE 12' 5" x 11' 7" (3.80m x 3.54m) Window to the front elevation, radiator.

KITCHEN 16' 2" x 7' 3" (4.94m x 2.22m) Fitted with a range of wall and base units with worktop over, integrated oven/hob with extractor hood over, space for appliances, two windows to the rear elevation and a UPVC door leading to the rear of the property.

WC 4' 4" x 3' 3" (1.34m x 1.00m) Low level WC and hand wash basin.

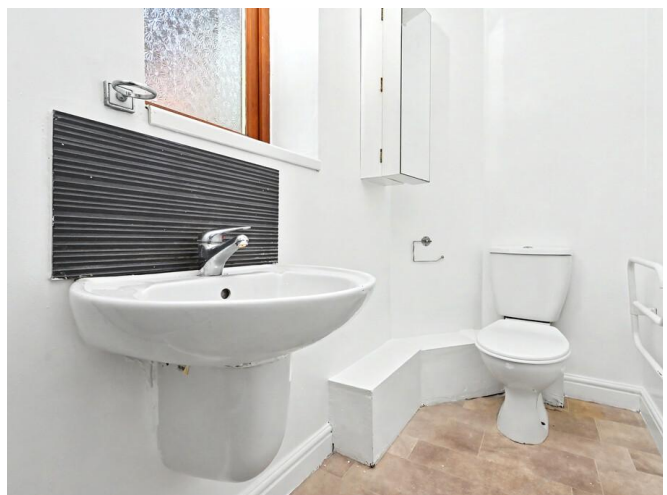
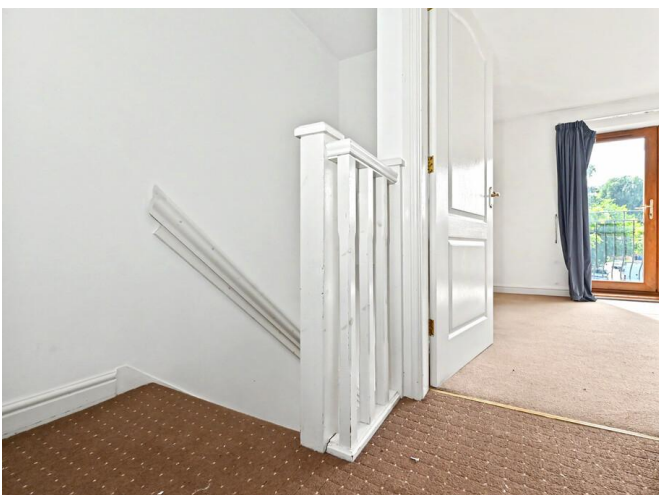
MASTER BEDROOM 12' 5" x 10' 9" (3.80m x 3.28m)
Juliet balcony to the front elevation, storage cupboard, radiator.

BEDROOM 8' 1" x 6' 4" (2.48m x 1.95m) Window to the rear elevation, radiator.

SHOWER ROOM 9' 4" x 3' 10" (2.87m x 1.17m)
Window to the rear elevation. 3-piece suite comprising; low level WC, hand wash basin, shower cubicle and electric towel rail.

EXTERNAL To the rear of the property there is off road parking.

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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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.