

FOR SALE



Wending Close, Bentilee, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £140,000



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3 Bedrooms, 1 Bathroom

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- Three-bedroom semi-detached house
- No onward chain
- Suitable for families and investors
- Close to local amenities
- Access to nearby parks and green space



OVERVIEW This three-bedroom semi-detached house is for sale in the Bentilee area of Stoke-on-Trent, offering views over fields to the front. The property includes one reception room, one kitchen and one bathroom, providing a straightforward layout suited to a range of buyers, including first-time buyers, investors and families. The sale is offered with no chain.

Bentilee provides access to a range of local amenities, including everyday shops and services, with further retail and leisure facilities available in nearby Hanley and Longton. There are local schools in the surrounding area, making the location practical for households with children.

Green spaces and nearby parks are accessible within a short drive, including areas such as Park Hall Country Park and Central Forest Park, which offer walking routes and outdoor recreation options.

Public transport links connect Bentilee with Stoke-on-Trent city centre and neighbouring districts via local bus services, which run from nearby main roads. For rail connections, Stoke-on-Trent railway station can be reached by car or bus, providing services towards Birmingham, Manchester and London, with journey times to Birmingham typically around 50–60 minutes and to Manchester around 45–60 minutes.

Overall, this three-bedroom semi-detached house presents an option for buyers seeking a property for sale with outlooks over fields and access to schools, local amenities and wider transport connections across Stoke-on-Trent and beyond.

ENTRANCE HALL 5' 11" x 3' 1" (1.81m x 0.96m)
Entered via a UPVC front door, stairs to first floor.

LOUNGE/DINER 19' 1" x 10' 6" (5.82m x 3.21m)



Window to the front elevation, sliding patio doors to the rear giving access to the garden, radiator.

KITCHEN 10' 9" x 10' 5" (3.28m x 3.18m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, space for appliances, windows to the side and rear elevation, radiator.

UTILITY ROOM 8' 2" x 7' 6" (2.50m x 2.29m) Windows to the side and front elevation, back door giving access to rear yard.

BEDROOM 10' 10" x 10' 5" (3.31m x 3.20m) Window to the front elevation, radiator.

BEDROOM 10' 8" x 7' 7" (3.26m x 2.32m) Windows to the front and side elevation, radiator.

BEDROOM 10' 5" x 7' 10" (3.20m x 2.41m) Window to the rear elevation, radiator.

AIRING CUPBOARD 4' 11" x 2' 8" (1.52m x 0.82m)

BATHROOM 7' 7" x 4' 11" (2.32m x 1.52m) Bath with shower over, handwash basin, window to the rear elevation, radiator.

WC 4' 5" x 2' 7" (1.37m x 0.80m) Low level WC, window to the side elevation.

EXTERNAL To the front of the property there is a lawned garden.

To the rear of the property there is a paved yard.

AGENTS NOTE 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

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