

STEPHENSON BROWNE

Yoxall Avenue, Hartshill, Stoke-On-Trent

ST4 7JJ

2 | 2 | 2 | D

Offers Over £210,000

DESCRIPTION

Occupying a sought-after position in the heart of Hartshill, this charming two-bedroom period townhouse is packed with character and original features throughout. Retaining beautiful sash windows, feature fireplaces and stunning Minton tiled flooring, the property offers versatile accommodation arranged over three floors.

The accommodation begins with an entrance porch leading into a welcoming hallway. To the front is an elegant bay-fronted living room, whilst a generous dining room provides an excellent space for entertaining. Beyond is a rear entrance area with useful pantry storage, leading through to the fitted kitchen and a convenient ground-floor shower room.

To the first floor are two bedrooms. The principal bedroom enjoys a feature fireplace and built-in wardrobe, whilst the second bedroom is positioned to the rear and provides access to the loft room via a ladder. The family bathroom is also located on the first floor and boasts a stunning freestanding roll-top bath, perfectly complementing the property's period charm.

The loft room features carpeted flooring and two skylight windows, creating a bright and useful additional space. Subject to the relevant













permissions and building regulations, the room offers potential for conversion into a third bedroom, home office or hobby room.

Externally, the property benefits from permit parking, with the current owners holding two permits. To the rear is an enclosed garden with a patio seating area leading down to a lawned section, together with gated access onto the rear walkway.

Combining character, charm and future potential, this wonderful home is ideally located for Royal Stoke University Hospital, local amenities, Newcastle-under-Lyme and excellent commuter links. Early viewing is highly recommended.













ROOM DESCRIPTIONS

Ground Floor

Porch
3'5" x 1'11"

Entrance Hall
13'4" x 3'0"

Front Reception Room
10'2" x 15'11"

Dining Room
13'7" x 11'6"

Pantry
3'0" x 4'7"

Rear Entrance Way
2'10" x 7'8"

Kitchen
7'8" x 8'10"

Shower Room
5'4" x 8'2"

First Floor

Bedroom One
13'7" x 9'4"

Bedroom Two
11'6" x 13'8"

Bathroom
6'4" x 7'8"

Loft Space
15'1" x 12'3"

Stephenson Browne AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



























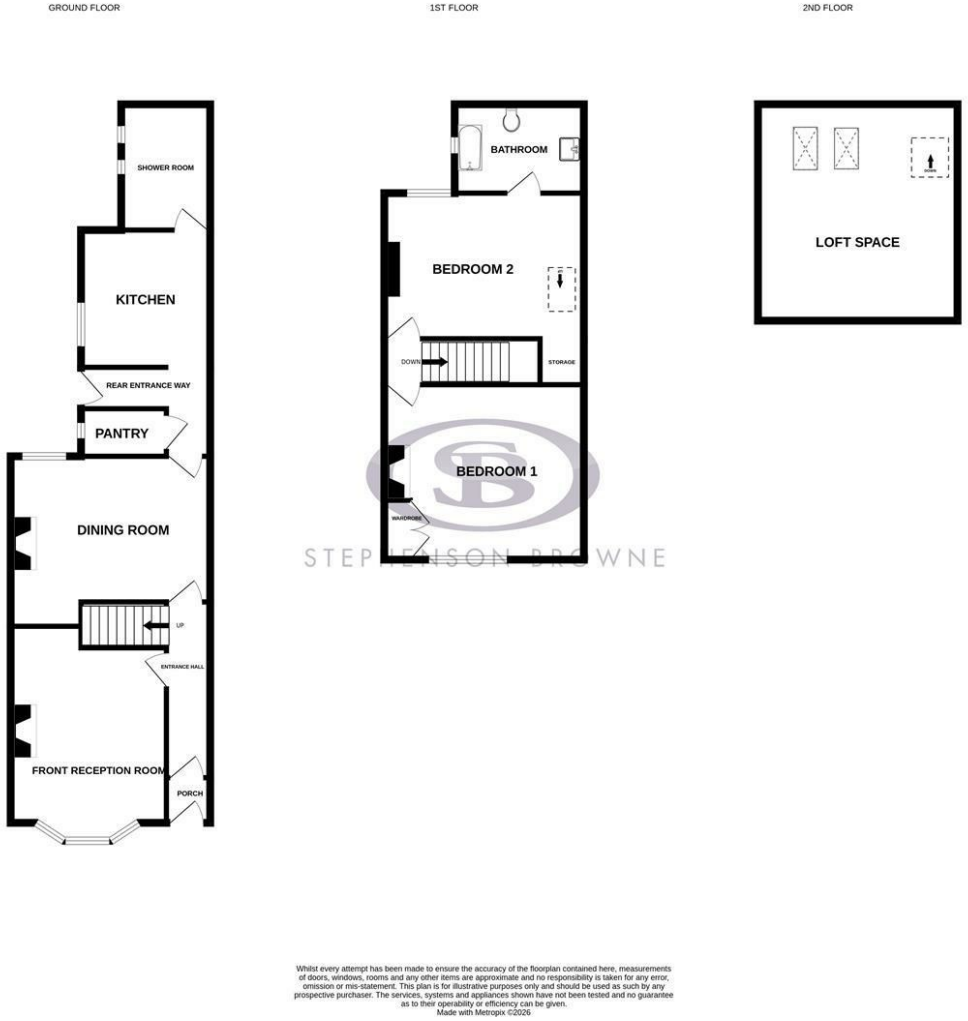


STEPHENSON BROWNE

Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans

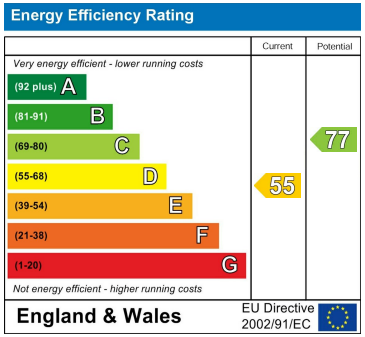


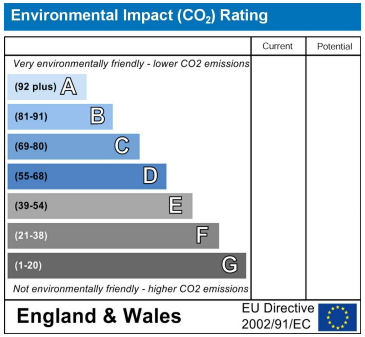
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

Area Map



EPC Rating





NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
01782 625734
newcastle@stephensonbrowne.co.uk
www.stephensonbrowne.co.uk

STEPHENSON BROWNE