



17 Buxton Street

ST1 6BW

£125,000



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STEPHENSON BROWNE

A great opportunity to put your own stamp on this two-bedroom mid-terrace, offering generous space and plenty of potential, ideal for first-time buyers or investors.

The property is entered via a handy porch, leading into a living room with bay window, creating a bright main reception space. To the rear is a second reception room, suitable as a dining room or additional lounge, with access to an understairs storage cupboard. The galley kitchen sits at the back and provides a door out to the garden.

Upstairs, there are two bedrooms and a family bathroom. Bedroom two includes an airing cupboard and ladder access to the loft space, which benefits from a skylight, offering useful additional storage.

Outside, the rear garden is paved for ease of maintenance and features double gates, giving the option to park a vehicle at the rear on the paved area.

Located in Stoke-on-Trent, the property is conveniently positioned for the amenities of Hanley, including shops, supermarkets, and leisure facilities. Excellent commuter links are available via the nearby A500, connecting to the M6 motorway and surrounding areas.

Overall, a well-proportioned home, offering a practical layout and strong potential in a convenient location.

Council Tax Band- A
Tenure- Freehold
Council- Stoke-On-Trent



Ground Floor

Living Room

11'5" x 13'1"

Reception Room

11'10" x 11'6"

Kitchen

11'7" x 6'0"

First Floor

Bedroom One

11'7" x 11'3"

Bedroom Two

6'6" x 11'8"

Bathroom

4'4" x 8'0"

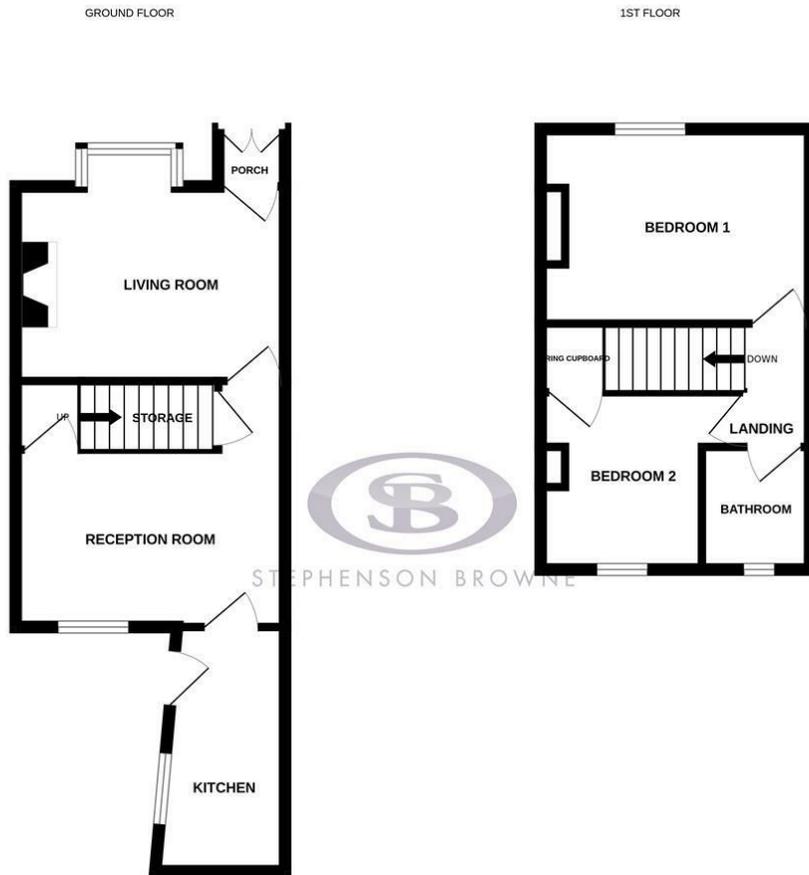
Stephenson Browne AML Disclosure

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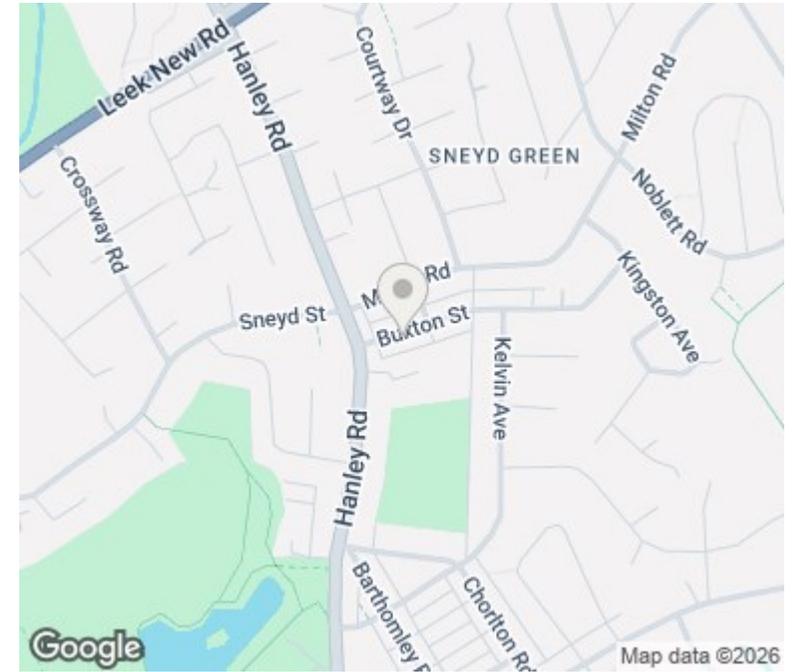
- Convenient location in Stoke-on-Trent with easy access to local amenities
- Close to shops, supermarkets, and leisure facilities in Hanley
- Spacious two-bedroom mid-terrace with excellent potential
- Bright bay-fronted living room creating a welcoming main reception space
- Versatile second reception room ideal as a dining room or extra lounge
- Galley kitchen with direct access to the low-maintenance rear garden
- Two well-proportioned bedrooms plus family bathroom upstairs
- Loft with skylight and built-in storage access from bedroom two
- Paved rear garden with double gates allowing off-road parking option

Floor Plan



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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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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