Whittaker & Biggs Est. 1930
Rostons Group







41 Brocklehurst Way, Sneyd Green, Stoke-On-Trent, ST1 6HN

Offers In The Region Of £160,000

- Semi-detached home occupying a popular and convenient residential location.
- Three bedrooms, including two doubles and a well-proportioned single room.
- Bright and welcoming sitting room positioned to the front elevation with space for comfortable family living.
- Breakfast kitchen to the rear fitted with a range of units and providing space for informal dining.
- First-floor family bathroom comprising a three-piece suite.
- Double glazed throughout, helping to improve comfort and energy efficiency.
- Driveway providing valuable off-road parking.
- Tiered rear garden offering a variety of outdoor spaces for relaxing, entertaining and gardening
- Excellent potential for first-time buyers, young families or those looking to put their own stamp on a property.

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41 Brocklehurst Way, Stoke-On-Trent ST1 6HN

Whittaker & Biggs would like to welcome you to this semi-detached home, occupying a popular residential location and offering well-proportioned accommodation ideally suited to first-time buyers, young families or investors. The property features a bright and welcoming sitting room to the front elevation, providing a comfortable space for everyday living, whilst to the rear, the breakfast kitchen offers a practical layout with ample room for informal dining and views over the garden.

To the first floor are three bedrooms, comprising two doubles and a well-proportioned single room, together with a family bathroom fitted with a three-piece suite. The property further benefits from double glazing throughout, enhancing both comfort and energy efficiency.

Externally, a driveway provides valuable off-road parking, whilst the tiered rear garden creates a variety of outdoor spaces ideal for relaxing, entertaining or gardening. Conveniently positioned for local schools, shops, public transport links and commuter routes, this property presents an excellent opportunity to acquire

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Council Tax Band: A





Location

Situated in the popular residential area of Sneyd Green, Brocklehurst Way enjoys a convenient location with excellent access to a wide range of amenities. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, making it well suited to families, professionals and retirees alike. Nearby Hanley city centre offers an extensive selection of retail, leisure and entertainment options, while excellent road links provide easy access to Stoke-on-Trent, Newcastle-under-Lyme and the wider motorway network via the A50 and M6.

Residents can also take advantage of nearby green spaces, including Central Forest Park and Burslem Park, which offer pleasant walking routes, recreational facilities and outdoor activities. The area benefits from regular public transport services and a strong community feel, combining everyday convenience with excellent connectivity. This desirable location provides the perfect balance between urban amenities and accessible outdoor space, making it an attractive place to call home.

Hall

5'7" x 3'0"

UPVC double glazed window to the side, UPVC double glazed door to the front, stairs to the first floor.

Sitting Room

14'2" x 12'2" max measurement

UPVC double glazed window to the front, radiator, feature fireplace with a marble style surround hearth, wood mantle.

Breakfast Kitchen

14'1" x 8'7"

Range of fitted units to the base and eye level, four ring gas hob, extractor, electric fan-assisted oven, radiator, stainless steel sink with drainer, chrome mixer tap, space for a washing machine, UPVC double glazed window to the rear, tiled splashbacks, pantry store off. Under stair storage, a further storage room with gas-fired boiler and a wood glazed door to the side.

First Floor

Landing

Loft access.

Bathroom

7'3" x 5'2"

UPVC double glazed window to the side, one to the rear, low level WC, pedestal wash hand basin, panel bath with electric Triton shower over, partly tiled.

Bedroom One

9'7" x 8'7"

UPVC double glazed window to the rear, radiator, storage cupboard.

Bedroom Two

11'1" x 8'8"

Radiator, UPVC double glazed window to the front.

Bedroom Three

8'1" x 8'0"

Radiator, UPVC double glazed window to the front.

Externally

To the front, block paved driveway, area laid to lawn, walled and fenced boundary, gated access to the side with herringbone path to the rear garden.

To the rear, tiered garden, patio, fence boundaries, herringbone path, timber shed.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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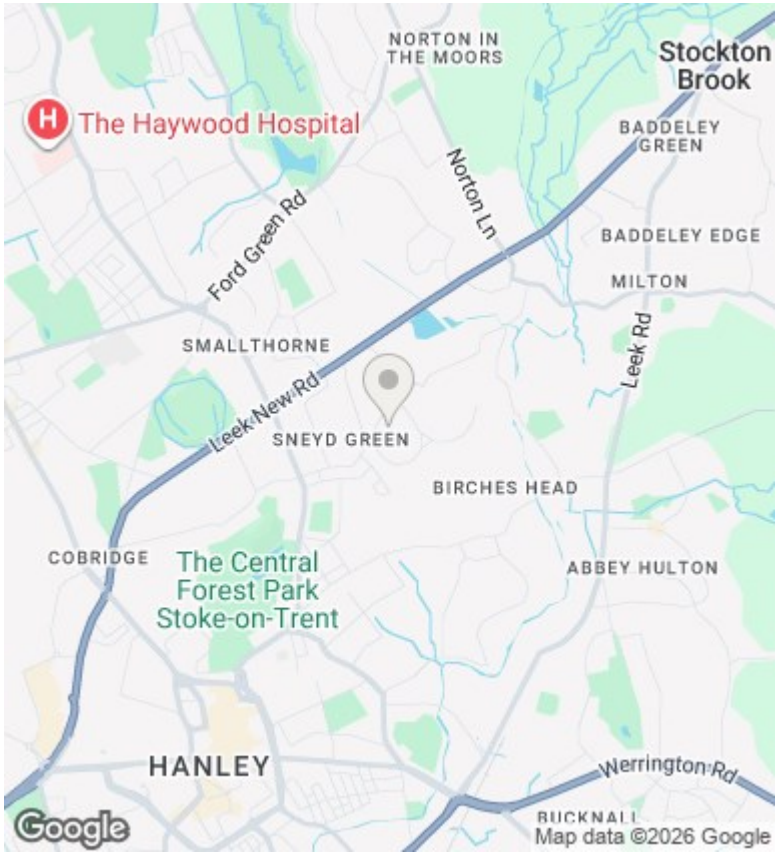


GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

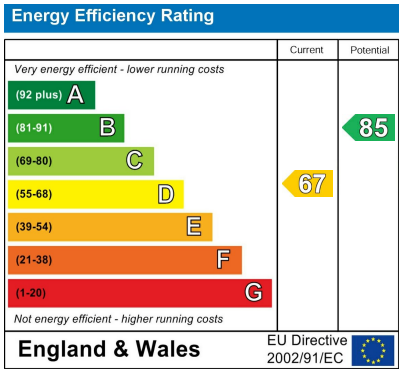


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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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