



13 QUEEN MARY ROAD, STOKE-ON-TRENT,
ST4 8QZ

OFFERS OVER £160,000

NO CHAIN

Welcome to this bright and welcoming home on Queen Mary Road, offering comfortable, well-arranged living spaces throughout. You step into a practical entrance hall with space for coats and shoes before moving through to the main rooms.

The living room is warm and inviting, filled with natural light and ideal for relaxed evenings or family time. From here, there is convenient access to the understairs storage, perfect for keeping everyday essentials neatly tucked away.

Towards the rear of the property, you enter the modern kitchen: a lovely, well-designed space that overlooks the garden. It offers generous worktop areas, excellent storage, and a spacious feel that makes it perfect for everyday cooking and entertaining. A rear door leads into the back lobby, where you'll find access to a handy W.C., a great practical addition.

Upstairs, the landing leads to two great-sized bedrooms. Bedroom one offers a spacious layout and includes its own wardrobe space for added convenience. The second bedroom is also well-proportioned, making it ideal for children, guests, or a home office.

The bathroom upstairs is a fantastic size, featuring both a separate bath and a separate shower, providing comfort, practicality, and flexibility for busy households.

Outside, the garden space offers plenty of potential and includes a wooden shed along with access to a detached garage. There is also off-road parking for up to two cars plus the garage, making it ideal for those needing extra storage or vehicle space.

This property is a fantastic opportunity for first-time buyers, small families, or anyone looking for a well-presented home with great potential.

Ground Floor





Living Room
12'9" x 14'2" (3.906 x 4.343)

Understairs Storage

Kitchen/Diner
9'3" x 12'10" (2.834 x 3.915)

W.C.
2'10" x 5'4" (0.883 x 1.649)

First Floor

Bedroom One
16'4" x 10'5" (4.988 x 3.187)

Bedroom Two
9'1" x 12'7" (2.774 x 3.836)

Bathroom
6'10" x 9'2" (2.103 x 2.815)

Stephenson Browne AML Disclosure

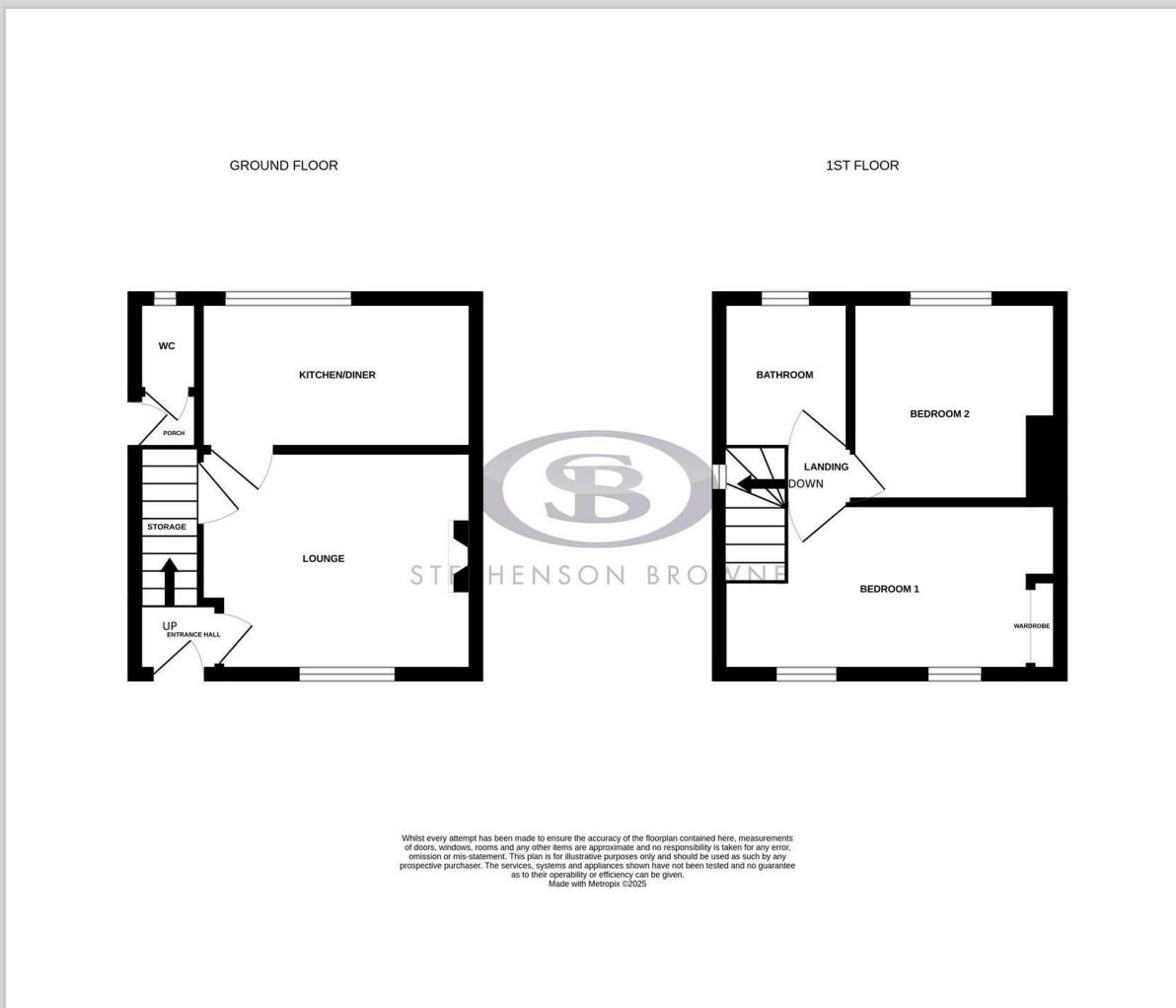
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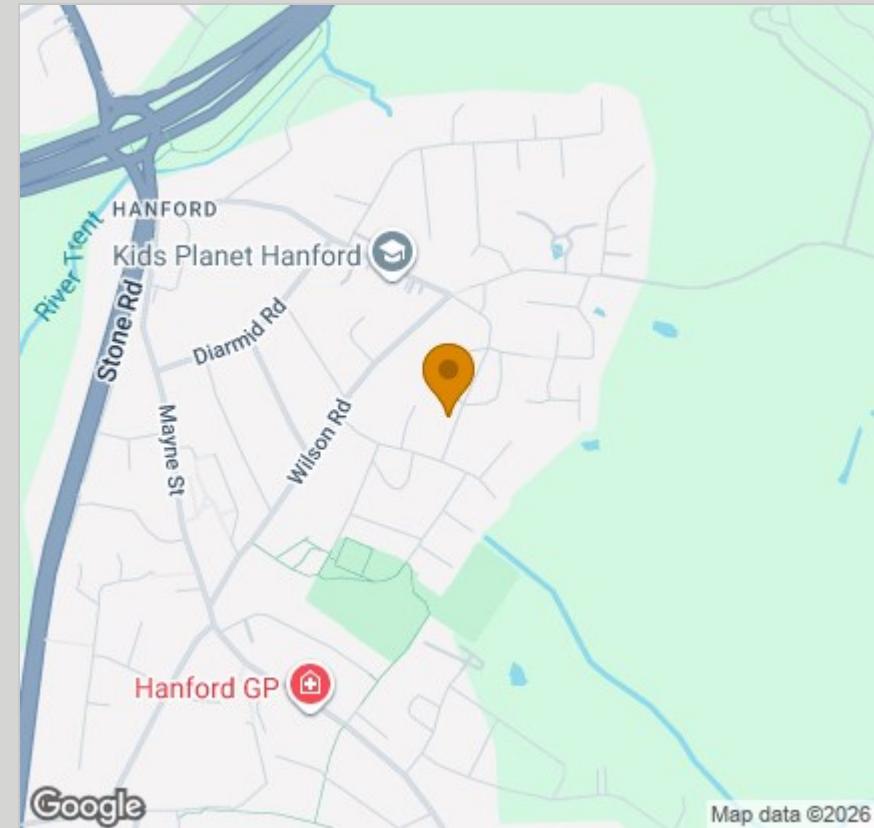
Detached Garage
8'2" x 18'1" (2.508 x 5.516)



Floor Plan



Area Map



Viewing

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

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Energy Efficiency Certificate

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