

FOR SALE



Bridgewater Court, Etruria Vale Road, Etruria

2 Bedrooms, 1 Bathroom, Town House

Asking Price Of £100,000



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- Close to Festival Park amenities
- Attractive investment opportunity
- Convenient downstairs WC
- Near Hanley town centre
- Ideal for first-time buyers



OVERVIEW This two-bedroom town house is offered for sale and may suit first-time buyers or investors. The ground floor includes a reception room, a kitchen and a downstairs WC, providing a practical layout for day-to-day living. Upstairs, there are two bedrooms and a shower room, giving defined sleeping and bathing areas separate from the main living space.

The property is located in the Etruria area of Stoke-on-Trent, positioned for access to a range of local amenities. Nearby, Festival Park offers retail outlets, restaurants, a cinema and leisure facilities, while Hanley town centre provides shopping, cafés and everyday services. Green space can be found at nearby Central Forest Park and along the Trent and Mersey Canal, which offers walking routes through the area.

Public transport links are accessible, with Stoke-on-Trent railway station approximately 5–10 minutes away by car or local bus, offering services to destinations such as Manchester, Birmingham and London, with journey times to Birmingham typically around 50 minutes and to Manchester around 45–60 minutes. Local bus routes connect Etruria with surrounding neighbourhoods and the wider city.

Schooling options are available within the wider Stoke-on-Trent area, with a choice of primary and secondary schools accessible by short drive or bus journey. Road links are convenient, with the A500 and A53 providing connections to the A50 and M6 for regional travel. Overall, the property presents a straightforward layout in a location that gives access to local amenities and transport connections.

HALL Enter via the front door, leading to lounge, stairs off to first floor



LOUNGE 12' 7" x 11' 7" (3.84m x 3.53m) Window to the front elevation

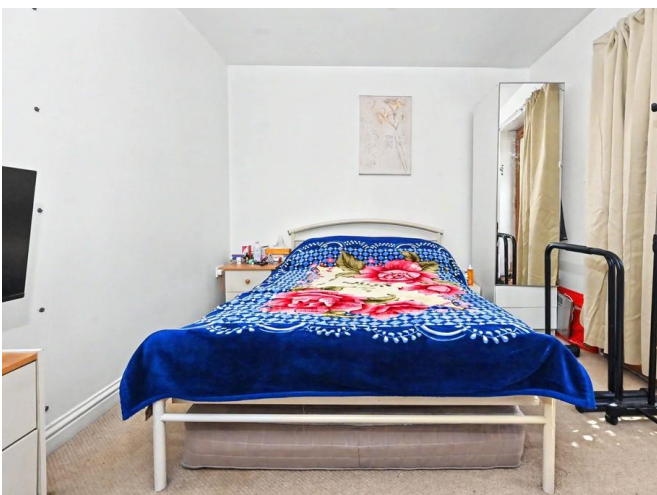
KITCHEN 16' 4" x 7' 3" (4.98m x 2.21m) Window to the rear elevation, stainless steel sink, built in oven and hob, rear door

LLWC Hand wash basin, LLWC

BEDROOM ONE 12' 7" x 9' 9" (3.84m x 2.97m) French doors to the front elevation

BEDROOM TWO 9' 1" x 9' 1" (2.77m x 2.77m) Window to the rear elevation

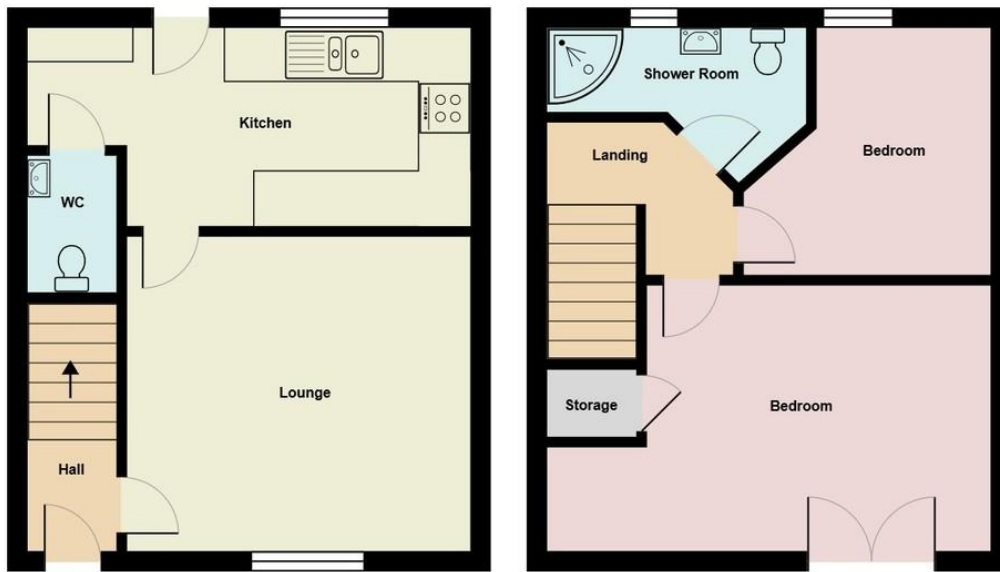
SHOWER ROOM 9' 6" x 5' 4" (2.9m x 1.63m) Window to the rear elevation, shower cubicle, LLwc, hand wash basin





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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