

FOR SALE



Ladysmith Road, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid-Terrace House

Offers In Excess Of £85,000



Ladysmith Road, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £85,000

- Two-bedroom terraced house for sale
- Tenant in situ achieving £680 pcm
- Great Investment Opportunity
- Two double bedrooms
- Two separate reception rooms

OVERVIEW This two-bedroom terraced house is offered for sale with a tenant in situ, currently achieving £680 pcm, making it a ready-made investment opportunity in Stoke-on-Trent.

The property provides two double bedrooms, two reception rooms and a separate kitchen, offering a practical layout. The reception rooms allow for defined living and dining areas, while the kitchen sits conveniently to the rear. A single bathroom serves the property.

Situated on Ladysmith Road in the Etruria area of Stoke-on-Trent, the house is well placed for everyday amenities. Hanley, the city centre of Stoke-on-Trent, is within easy reach and offers a range of shops, supermarkets, cafés, restaurants and leisure facilities, including the intu Potteries shopping centre.

There are several green spaces nearby, including Etruria Park and Hanley Park, providing open areas for walking and recreation. Local primary and secondary schools are available within the wider Stoke-on-Trent area, which may appeal to tenants and buyers considering longer-term occupation.

Public transport connections are accessible, with bus routes linking Etruria to Hanley and neighbouring districts. Stoke-on-Trent railway station, a short drive away, provides direct services to destinations such as Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to Birmingham approximately 50–70 minutes, depending on service selected.





Overall, this two-bedroom terraced house for sale offers an immediately income-producing investment in a convenient Stoke-on-Trent location, with established transport links, local amenities and green spaces within easy reach.

DINING ROOM 11' 6" x 10' 10" (3.51m x 3.32m)
Window to the front elevation, radiator.

LOUNGE 11' 11" x 11' 6" (3.64m x 3.51m) Window to the rear elevation, stairs to first floor, storage cupboard, radiator.

KITCHEN 11' 7" x 5' 11" (3.54m x 1.82m) Fitted with a range of wall and base units with worktop over, integrated oven and hob with extractor hood over, stainless steel sink with drainer, space for appliances, window to the side elevation, radiator.

REAR PORCH 3' 5" x 2' 9" (1.06m x 0.84m) Door giving access to the rear yard, storage cupboard.

BATHROOM 7' 4" x 5' 2" (2.25m x 1.58m) 3-piece suite, comprising; low level WC, hand wash basin, bath with shower attachment, window to the side elevation.

BEDROOM ONE 11' 6" x 10' 10" (3.51m x 3.32m)
Window to the front elevation, radiator.

BEDROOM TWO 11' 11" x 11' 6" (3.64m x 3.51m)
Window to the rear elevation, storage cupboard, radiator.

EXTERNAL The property is approached via a gated courtyard.

To the rear there is a paved yard.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.





%epcGraph_c_1_210%





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>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.