

**FOR SALE**



**Ashburton Street, Cobridge, Stoke On Trent**

**2 Bedrooms, 1 Bathroom, End of Terrace**

**Guide Price £55,000**

  
**MARTIN&CO**



## Ashburton Street, Cobridge, Stoke On Trent

2 Bedrooms, 1 Bathroom

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- FOR SALE BY AUCTION
- End of terrace
- Two Bedrooms
- No Chain
- Access to nearby green spaces and parks



**OVERVIEW** This two bedroom end of terrace house in Cobridge, Stoke-on-Trent is **\*\*for sale by auction\*\*** and offers accommodation comprising one reception room, one kitchen and one bathroom.

Located in a residential area between Hanley and Burslem, the property is well placed for access to local amenities. Hanley city centre, with its shops, cafés, restaurants and cultural venues, is a short drive or bus ride away, as is Burslem town centre with its supermarkets and everyday services. Nearby green spaces include Burslem Park and Hanley Park, both offering open areas, play facilities and walking routes.

Schooling options in the wider area include a range of primary and secondary schools across Cobridge, Burslem and Hanley, making the location suitable for buyers needing access to education facilities.

Public transport links are available via local bus services running along main routes into Hanley and surrounding districts. Stoke-on-Trent railway station, situated to the south in Shelton, can be reached by car or bus and provides regular services to Crewe, Manchester and Birmingham, with journey times to Manchester typically around 45–60 minutes and to Birmingham approximately 50–70 minutes, depending on the service.

This property is **\*\*for sale by live stream auction\*\*** on 16th September at 6:30pm. Bidding will be available online, by telephone or by proxy, and interested parties are invited to register via the Auction Hammer Midlands website. Viewings can be arranged by contacting the agent on 01782 262880.

**HALLWAY** 3' 5" x 3' 4" (1.06m x 1.03m) A welcoming entrance hall providing access to the main living room .



**LIVING ROOM 13' 2" x 11' 0" (4.02m x 3.37m)** A comfortable and well presented living room, ideal for relaxing or entertaining. The space benefits from good natural light and a generous size.

**KITCHEN 10' 2" x 12' 0" (3.11m x 3.66m)** A kitchen fitted with a range of wall and base units, offering ample storage and worktop space. Designed to be practical for everyday use.

**MASTER BEDROOM 10' 1" x 14' 11" (3.09m x 4.57m)** A generous double bedroom providing plenty of space for a large bed and additional furniture such as wardrobes and drawers. A bay window enhances the room, allowing for plenty of natural light while adding character and a sense of space. A calm and comfortable room suited for restful living.

**BEDROOM 9' 10" x 10' 8" (3m x 3.26m)** A second double bedroom, ideal as a guest room, child's bedroom, or home office. Well-sized and adaptable depending on the buyer's needs.

**BATHROOM 5' 0" x 6' 1" (1.53m x 1.86m)** A practical bathroom fitted with a standard suite, including a bath, wash basin, and WC. The space is functional and well-suited for everyday use, with scope for modernisation to suit individual taste if desired.

**EXTERNAL** Paved yard to the rear.

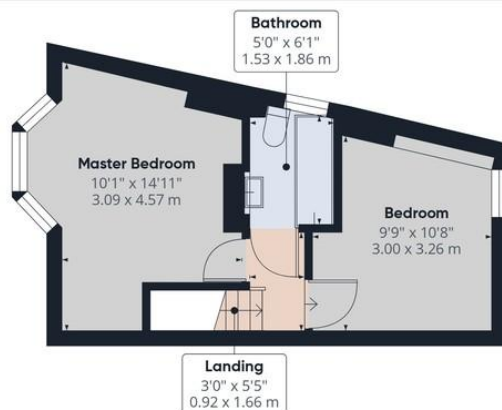


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
568 ft<sup>2</sup>  
52.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Stoke on Trent

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**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 for 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.