

FOR SALE



Sunny Bank, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Apartment

Offers In Excess Of £70,000



Sunny Bank, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £70,000

- For sale with no onward chain
- Private outdoor terrace
- Ground floor 2-bedroom apartment
- Single-level accessible living
- Nearby canal-side walks and green space

OVERVIEW This ground floor 2-bedroom apartment is offered for sale with no onward chain and enjoys a canal side setting in Stoke-on-Trent. Forming part of Tudor Court, the property combines single-level living with the added benefit of a private outdoor terrace, providing a useful space for sitting out, container planting or outdoor dining.

Internally, the layout includes one reception room and a separate kitchen, offering defined spaces for relaxing and cooking. Two bedrooms provide flexibility for use as sleeping accommodation, a home office or guest space, supported by a bathroom and practical ground floor access.

Tudor Court is positioned within reach of local amenities, shops and services found across the Stoke-on-Trent area, with road links connecting easily to the wider city and surrounding Staffordshire towns. Nearby green spaces and canal-side walks offer opportunities for leisure and exercise along the water.

Public transport is accessible via local bus routes running through Stoke-on-Trent, providing connections to neighbourhood centres and to Stoke-on-Trent railway station. From the station, rail services run towards destinations including Manchester and Birmingham, offering options for commuting or longer journeys.

This 2-bedroom ground floor apartment for sale, with canal side location, private outdoor terrace and no onward chain, offers a practical home or investment opportunity within the Stoke-on-Trent area.

HALLWAY 11' 3" x 7' 7" (3.43m x 2.31m)

LOUNGE 14' 10" x 10' 0" (4.52m x 3.05m) A spacious reception room, with UPVC sliding doors leading onto





the private outdoor terrace and a radiator.

KITCHEN 9' 1" x 7' 4" (2.77m x 2.24m) Fitted with a range of wall and base units with worktop over, integrated oven and hob with extractor hood over, space for appliances, breakfast bar, window and a radiator.

BEDROOM 12' 4" x 8' 9" (3.76m x 2.67m) Window and a radiator.

BEDROOM 6' 10" x 6' 9" (2.08m x 2.06m) Window and a radiator.

BATHROOM 5' 5" x 4' 1" (1.65m x 1.24m) 3-piece suite comprising; low level WC, hand wash basin and a shower, radiator.

EXTERNAL The property is situated on the ground floor, there is a outdoor private terrace and a allocated parking space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		
www.EPC4U.com		





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>



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.