



12 Ironstone Walk, Stoke-On-Trent, Staffordshire, ST6 4AA

Offers Over £180,000

- Semi detached property
- Bathroom and en-suite
- Electric sun awning
- 3 storeys
- Large kitchen diner with bi-fold doors and sky lights
- 2 car parking spaces
- 4 bedrooms
- Fully enclosed rear garden
- NO CHAIN!

12 Ironstone Walk, Stoke-On-Trent ST6 4AA

Whittaker & Biggs are delighted to offer to the market this three storey, four bedroom semi-detached property which is located in a quiet residential area.

Living space is comprised of a hall, VVC, sitting room, and kitchen diner to the ground floor. The first floor has three bedrooms and a family bathroom, whilst the second floor houses the principal bedroom and an en-suite shower room.

The kitchen diner is located at the rear of the property and is flooded with light thanks to two Velux skylights and bi-fold doors. There are a good range of units to the base and eye level, and is equipped with appliances that include an Electrolux four ring gas hob, extractor hood, Logik electric fan assisted oven, Beko fridge freezer and an integral Logik washing machine.

A contemporary suite can be found in both the family bathroom and en-suite shower room.

The home is heated by a Vaillant gas fired combi boiler which is located in the fourth bedroom and is double glazed throughout.



Council Tax Band: C



Ground Floor

- Size : -

Hall

10'1" x 4'0"

Composite double glazed door to the frontage, stairs to the first floor, anthracite vertical column radiator with mirror, inset ceiling spotlights, WC off.
- Size : - 10' 1" x 4' 0" (3.08m x 1.23m)

WC

5'11" x 2'11"

UPVC double glazed window to the frontage, low level WC, pedestal wash hand basin, chrome mixer tap, radiator. - Size : - 5' 11" x 2' 11" (1.80m x 0.90m)

Sitting Room

14'10" x 12'3" Max measurement

UPVC double glazed window to the frontage, 2x anthracite horizontal column radiators, under stairs storage cupboard, inset ceiling spotlights. - Size : - 14' 10" x 12' 3" (4.51m x 3.74m) Max measurement

Kitchen / Diner

15'10" x 15'7"

UPVC double glazed bi-fold doors to the rear, 2x Velux skylights with blinds, inset ceiling spotlights, 2x anthracite vertical column radiators, 1x anthracite horizontal column radiator, units to the base and eye level, Electrolux four ring gas hob, Logik electric fan assisted oven, Beko fridge freezer, integral Logik washing machine, stainless steel sink and a half with drainer, chrome mixer tap, extractor hood, tiled floor. - Size : - 15' 10" x 15' 7" (4.83m x 4.76m)

First Floor

- Size : -

Landing

9'9" x 3'2"

Airing cupboard, radiator, stairs to the second floor. - Size : - 9' 9" x 3' 2" (2.96m x 0.97m)

Bathroom

8'2" x 6'8"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, extractor fan, radiator. - Size : - 8' 2" x 6' 8" (2.50m x 2.02m)

Bedroom Two

11'6" x 8'8"

UPVC double glazed window to the rear, radiator. - Size : - 11' 6" x 8' 8" (3.51m x 2.63m)

Bedroom Three

11'6" x 8'2" Max measurement

UPVC double glazed window to the frontage, radiator. - Size : - 11' 6" x 8' 2" (3.5m x 2.48m) Max measurement

Bedroom Four

8'10" x 7'1"

UPVC double glazed window to the frontage, radiator, wall mounted gas fired Vaillant combi boiler. - Size : - 8' 10" x 7' 1" (2.68m x 2.16m)

Second Floor

- Size : -

Landing

Radiator. - Size : -

Bedroom One

12'9" x 8'8"

4x Velux skylights with blinds to the rear, radiator, eaves storage, loft hatch, en-suite. - Size : - 12' 9" x 8' 8" (3.89m x 2.65m)

En-suite

8'8" x 4'2"

Velux skylight to the frontage, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, extractor fan, radiator. - Size : - 8' 8" x 4' 2" (2.63m x 1.27m)

Loft

Boarded. - Size : -

Externally

To the frontage, gated forecourt, hedge boundary, gated access to the rear.
To the rear, paved patio, area laid to lawn, decked area, fence boundary, gated access to the rear, well stocked borders, metal shed, power sockets, electric sun awning.

Two allocated parking spaces.

- Size : -

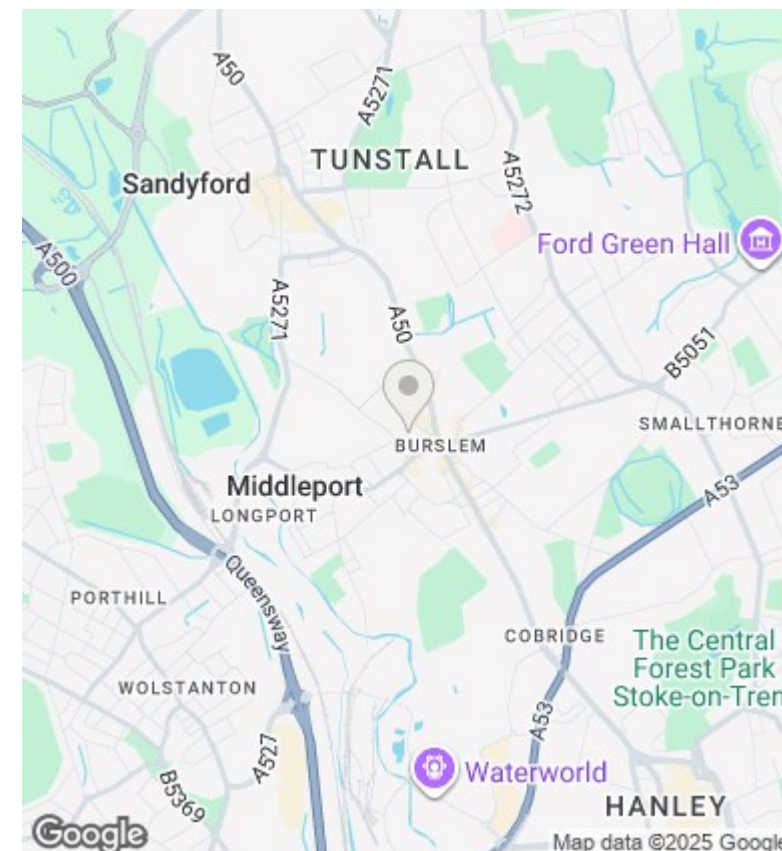






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

This home is located in a quiet residential area. It is a short walk away from Burslem town centre and is close to the A500, which provides good commuting to the M6 motorway, Hanley city centre, Stoke and local towns.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		