Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



24 Knowl Street, Stoke, Stoke-On-Trent, ST4 7RU

£98,000

- Letting Potential!
- Walking Distance From University Campus
- No Chain
- UPVC Double Glazing
- Central Location
- Stoke Railway Station Nearby
- Combi Boiler
- Rear Yard

LETTING POTENTIAL!

Knowl Street is within walking distance of Staffordshire University campus in Stoke and the mainline railway station.

This property has obvious letting potential and will most definitely appeal to investors.

The house has clearly been the subject of significant expenditure and general modernisation has taken place including gas central heating from a combi boiler and UPVC double glazing,

For more information call or e-mail us.





GROUND FLOOR

SITTING ROOM
12'2 x 10'11 (3.71m x 3.33m)
UPVC double glazed front door and window. Radiator. Fitted carpet.

KITCHEN/DINER
12'2 x 10'11 (3.71m x 3.33m)
Tiled floor. Radiator. UPVC double glazed window. Range of wall cupboards and base units with a light timber effect with integrated gas hob, cooker hood and under oven. Breakfast bar. Under stairs walk-in storage cupboard. Wall mounted main gas combi boiler, Stairs leading to the first floor.

REAR HALL
Tiled floor. Radiator. UPVC double glazed rear door.

BATHROOM/WC
8'0 x 6'9 (2.44m x 2.06m)
Tiled floor. Radiator. UPVC double glazed window. White suite consisting of a bath with shower over, wash basin and wc.

FIRST FLOOR

SMALL LANDING
Fitted stair and landing carpet.

BEDROOM ONE
14'1 x 10'0 (4.29m x 3.05m)
Fitted carpet. Double radiator. Two UPVC double glazed windows.

BEDROOM TWO
14'1 x 10'10 (4.29m x 3.30m)
Fitted carpet. Double radiator. UPVC double glazed window. Walk in wardrobe/store room.

OUTSIDE
On street parking.

Rear yard.







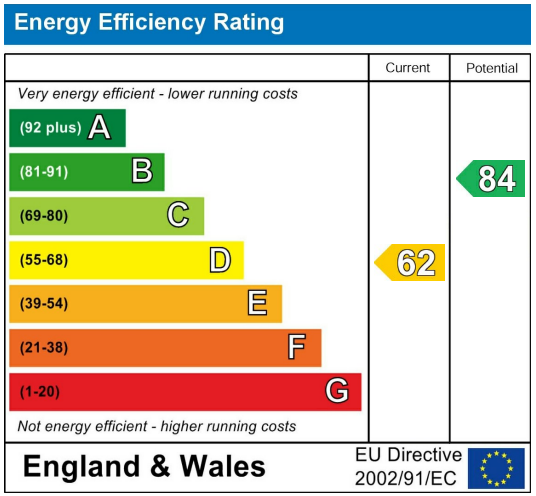

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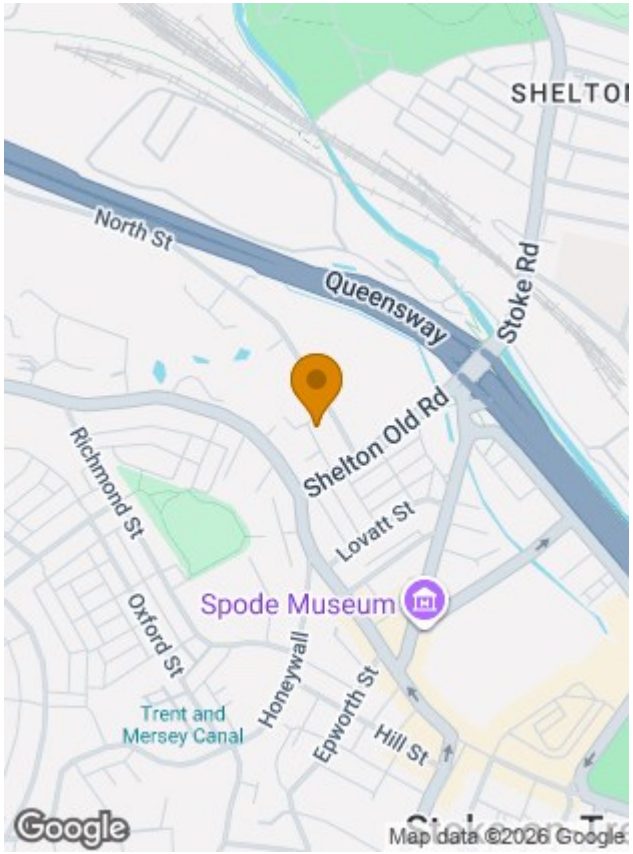

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
84
England & Wales
EU Directive 2002/91/EC


SHELTON
North St
Queensway
Stoke Rd
Shelton Old Rd
Richmond St
Lovatt St
Spode Museum
Oxford St
Honeywall
Epworth St
Hill St
Trent and Mersey Canal
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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