

FOR SALE



Ladysmith Road, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £90,000


MARTIN&CO



Ladysmith Road, Etruria, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £90,000

- Two spacious double bedrooms
- Open-plan living and dining
- Ideal for first-time buyers
- No onward chain sale
- Near Hanley shops and leisure



OVERVIEW This terraced house is for sale in Etruria and offers two double bedrooms, one bathroom, an open-plan reception room and one kitchen, all presented in good condition. The open-plan reception area provides a flexible living and dining space, with direct connection to the kitchen.

Both bedrooms are doubles, suitable for a couple, sharers or a small family. The bathroom and kitchen are arranged to serve day-to-day needs efficiently. The layout and size make the property suitable for first-time buyers or investors, and it is offered with no onward chain.

The house is well placed for local amenities, with shops, cafés and services available in and around Stoke town centre and Hanley, providing supermarkets, high-street retailers and leisure facilities. Nearby parks, including Hanley Park, offer green space, play areas and walking routes along the canal.

There are nearby schools within Stoke-on-Trent, including primary and secondary options, making the location practical for those with educational requirements to consider.

Public transport links are accessible, with Stoke-on-Trent railway station within reach by local bus or a short drive. From there, regular services run to Birmingham (around 50–60 minutes), Manchester (around 40–50 minutes) and London Euston (around 1 hour 30 minutes at fastest), supporting commuting to regional centres. Local bus routes connect the surrounding residential areas with the city centre and key facilities.

Overall, this two-bedroom terraced house offers a straightforward option for buyers seeking a property in good condition in a convenient Stoke-on-Trent location.



LOUNGE/DINER 26' 9" x 11' 5" (8.17m x 3.49m)
Entered via a UPVC front door, gas fire with feature surround, double glazed windows to the front and rear elevations, stairs to first floor, two radiators.

KITCHEN 11' 7" x 6' 0" (3.54m x 1.84m) Fitted with wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, two double glazed windows to the side elevation, radiator.

REAR PORCH 2' 8" x 2' 5" (0.83m x 0.76m) Door giving access to the rear yard.

BATHROOM 6' 7" x 5' 4" (2.01m x 1.64m) Comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the side elevation, radiator.

LANDING Storage cupboard.

BEDROOM 12' 2" x 11' 5" (3.73m x 3.49m) Double

glazed window to the front elevation, radiator.

BEDROOM 11' 5" x 11' 3" (3.49m x 3.45m) Double glazed window to the rear elevation, storage cupboard, radiator.

EXTERNAL Paved yard to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(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		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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