



106 Park Road

ST6 1EL

£119,500



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STEPHENSON BROWNE

This newly renovated two-bedroom terraced property offers a bright and spacious layout with thoughtful modern touches throughout, a perfect blank canvas for first-time buyers, investors, or a buy-to-let.

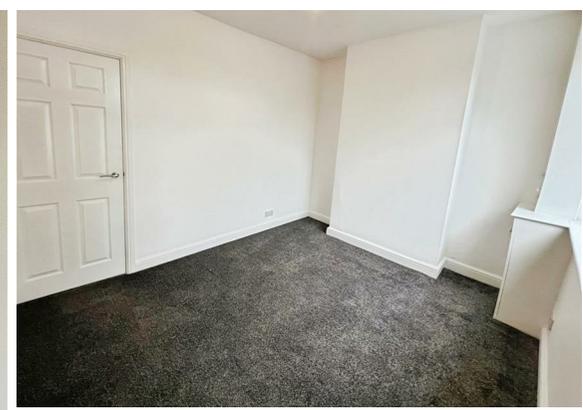
The ground floor boasts two generous reception rooms with an open-plan kitchen featuring a sleek induction hob. There's also a handy understairs storage cupboard, making the most of the space.

Upstairs, you'll find two well-proportioned bedrooms, the rear benefiting from an additional built-in storage cupboard, alongside a large family bathroom.

Outside, the home features a gated frontage for added privacy, while the rear offers a low-maintenance Astro-turf courtyard, ideal for relaxing or entertaining.

Conveniently located close to shops, schools, and local amenities, this home is stylish, practical, and ready to move into.

Council Tax Band- A
Council- Stoke-On-Trent City Council
Tenure- Freehold



Ground Floor

Reception Room One

11'6" x 9'7"

Reception Room Two

11'5" x 11'10"

Kitchen

6'10" x 12'6"

First Floor

Bedroom One

11'7" x 9'9"

Bedroom Two

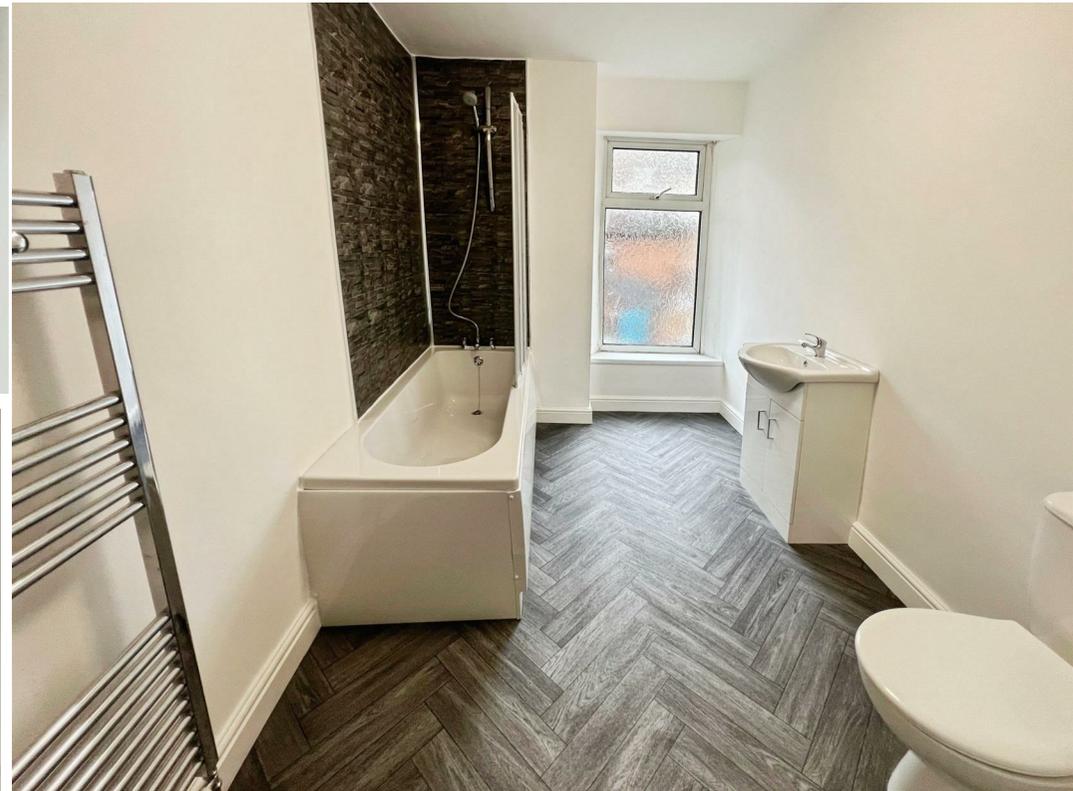
12'0" x 8'5"

Storage Cupboard

Bathroom

11'8" x 6'11"

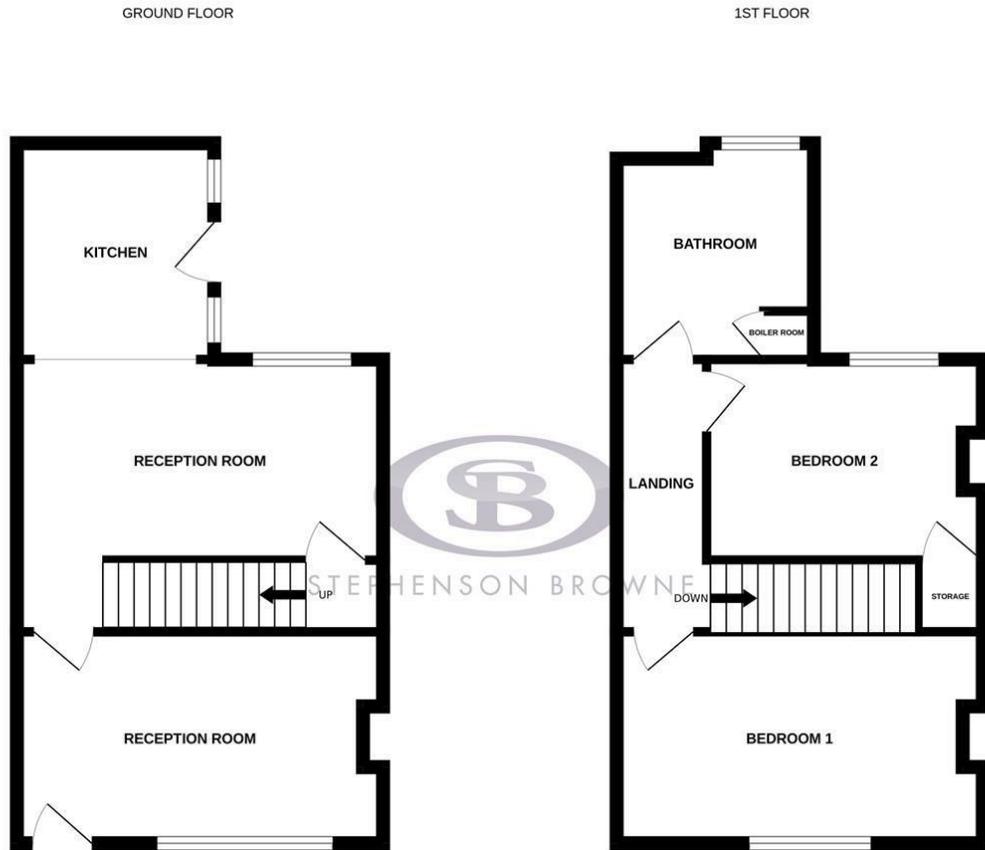
Airing Cupboard



- Newly renovated with modern interiors.
- Two spacious reception rooms.
- Open-plan kitchen with induction hob.
- Large upstairs bathroom.
- Two good-sized bedrooms, rear with storage cupboard.
- Useful understairs storage.
- Private astro-turf courtyard garden.
- Gated frontage for security and kerb appeal.
- Close to shops, schools and local amenities.
- Ideal for first-time buyers, investors or buy-to-let.



Floor Plan



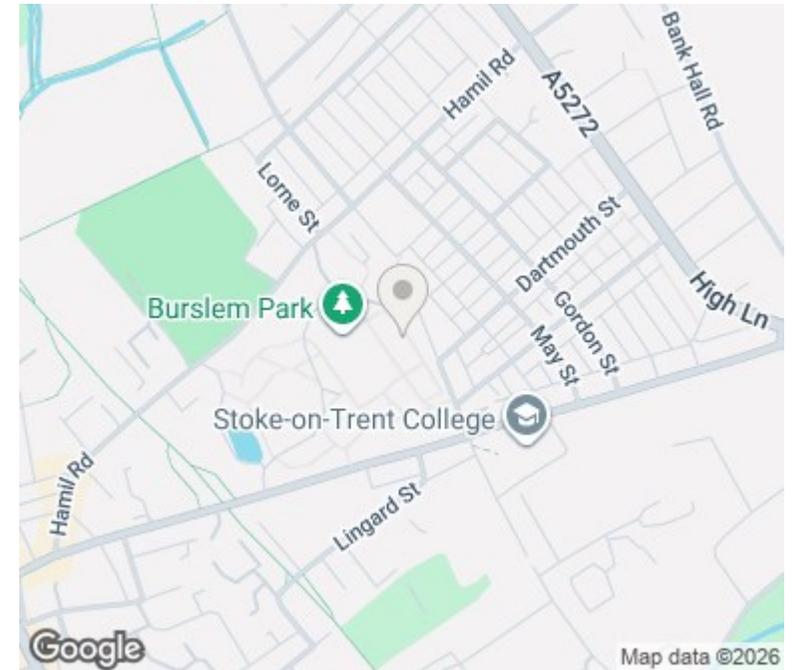
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Area Map



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	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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