



**25 Stanley Road**

ST4 7PW

**£140,000**



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STEPHENSON BROWNE



## Fantastic Buy-to-Let Opportunity or Ideal First-Time Purchase

Situated in a highly desirable rental location on Stanley Road, close to the Royal Stoke University Hospital, this well-proportioned mid-terrace home offers excellent potential for both investors and owner-occupiers. Presented in neutral tones throughout, the property is ready for a buyer to make it their own.

The accommodation features two generously sized reception rooms, providing flexible living and dining space, along with a useful under-stairs storage cupboard. To the rear is a wider-than-average galley kitchen, offering ample cupboard storage and extensive worktop space. Beyond the kitchen is a practical utility area with space for appliances, a ground floor WC, and access to the rear outdoor area.

Upstairs, the home comprises two well-sized bedrooms, with the second bedroom benefiting from a built-in wardrobe/storage cupboard. The first-floor bathroom is fitted with a modern suite, including a shower over the bath.

To the rear, the property enjoys a low-maintenance garden, predominantly paved and graveled, making it easy to care for and ideal for outdoor seating. There is also convenient rear access, perfect for moving bins and providing an additional access route.

With excellent access to local amenities, transport links, and major employment hubs, this property represents a superb opportunity for investors seeking strong rental demand or first-time buyers looking to put their own stamp on a home.

Council Tax Band- A

Tenure- Freehold

Council- Stoke-On-Trent City Council





**Ground Floor**

**Dining Room (Front Room)**

11'6" x 11'4"

**Understairs Storage**

**Living Room**

12'2" x 11'5"

**Kitchen**

5'11" x 11'1"

**Utility**

4'10" x 3'11"

**Downstairs W.C.**

4'8" x 2'11"

**First Floor**

**Bedroom One**

11'6" x 11'3"

**Bedroom Two**

12'2" x 6'6"

**Storage Cupboard (Bedroom 2)**

2'9" x 2'6"

**Bathroom**

4'8" x 9'3"

**Stephenson Browne AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





- Highly desirable rental location on Stanley Road, close to Royal Stoke University Hospital
- Ideal opportunity for buy-to-let investors or first-time buyers
- Well-proportioned mid-terrace home with neutral décor throughout
- Two generously sized reception rooms offering flexible living space
- Wider-than-average galley kitchen with ample storage and worktop space
- Useful utility area plus ground floor W.C.
- Two well-sized bedrooms, one with built-in wardrobe/storage
- Modern first-floor bathroom with shower over bath
- Low-maintenance rear garden with rear access
- Excellent access to amenities, transport links, and major employment hubs



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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

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

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