



7 Crosby Road

ST4 6JY

Guide Price £220,000



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STEPHENSON BROWNE

Located on Crosby Road, close to the Royal Stoke University Hospital, this attractive 1940s three-bedroom semi-detached home offers spacious and flexible accommodation, making it ideal for families and professionals alike. The property is particularly popular with hospital staff and benefits from being within the catchment area of highly regarded local schools, including St Joseph's High School and St Theresa's Primary School. The property boasts a large driveway providing off-road parking for up to four vehicles, with additional space suitable for a caravan, along with a detached garage. To the rear is a generous south-facing garden, enjoying sunshine throughout the day and providing an excellent space for family use and entertaining. The home is entered via a solid mahogany front door into a welcoming entrance hall, featuring original Minton tiled flooring, reflecting the character of the period. The ground floor offers two excellent-sized reception rooms, with the main living room featuring a log burner as a warm focal point, while sliding doors allow the rooms to be opened up or separated to suit individual needs. A standout feature of the property is the conservatory, accessed via French doors from both reception rooms and the utility room, with further French doors opening directly onto the rear garden, creating a bright and versatile living space. The kitchen benefits from a large bay window and is complemented by a separate utility room and a convenient ground floor W.C., offering excellent practicality for modern family living. To the first floor are three generous bedrooms, with the main bedroom benefiting from built-in wardrobes. The family bathroom comprises a bath with shower over and includes a useful built-in storage cupboard. Externally, the property continues to impress with its extensive driveway, detached garage, and well-proportioned rear garden. A fantastic opportunity to acquire a spacious and characterful family home.



Ground Floor

Entrance Hall

6'8" x 12'8"

Understairs Storage

2'9" x 6'2"

Sitting Room/ Dining Room

11'5" x 12'8"

Living Room

13'4" x 11'5"

Conservatory

9'4" x 8'5"

Kitchen

10'5" x 9'8"

Utility Room

7'5" x 4'7"

W.C.

2'9" x 5'0"

First Floor

Bedroom One

13'5" x 11'4"

Bedroom Two

9'11" x 11'4"

Bedroom Three

6'8" x 9'8"

Bathroom

6'8" x 5'10"

Detached Garage

12'0" x 20'6"

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.



- Prime location near Royal Stoke Hospital
- Charming 1940s semi with original parquet flooring
- Two spacious reception rooms with log burner
- Light-filled conservatory with garden access
- Bay window kitchen plus utility and ground-floor W.C.
- Three generous bedrooms; main with built-in wardrobes
- Modern family bathroom with storage cupboard
- Large driveway for 4 cars, plus garage
- Private patio and spacious grass garden, perfect for entertaining and relaxing.
- Council: Stoke-on-Trent. Council Tax Band: B. Tenure: Freehold.



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 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		

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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56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk