



595 Etruria Road
ST4 6HP
£325,000



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A substantial five-bedroom semi-detached family home situated in a popular Stoke-On-Trent location, offering versatile accommodation across three floors. Perfect for a growing family or investors, the property requires updating throughout and presents an exciting opportunity to create a spacious home tailored to your own style.

The ground floor features a welcoming porch leading into a bright entrance hall with a cloakroom. There are two generous reception rooms, including a characterful main lounge with a bay window bringing in abundant natural light, alongside a kitchen with a handy pantry. A storm porch leads to a convenient downstairs WC and storage area.

On the first floor, a landing provides access to a separate WC before continuing to the main landing, which serves four bedrooms, three doubles and a smaller room currently housing a single bed, together with a family bathroom, all of which require updating. The second floor hosts the fifth double bedroom with eaves access, offering additional flexibility and scope for improvement.

Externally, the property benefits from a detached garage, a private rear garden, and a front garden that wraps around the property. With generous accommodation, flexible living space, and excellent potential, this home requires updating throughout and offers a fantastic canvas to create an ideal family residence in a convenient location.

Council Borough: Stoke-On-Trent City Council
Council Tax Band: D
Tenure: Freehold



Ground Floor

Porch

Entrance Hall

9'10" x 2'7"

Cloakroom

3'1" x 2'7"

Reception Room

13'0" x 14'11"

Living Room

14'4" x 19'7"

Kitchen

12'5" x 14'6"

Pantry

6'0" x 5'3"

Storm Porch

3'1" x 6'0"

Storage Room

5'7" x 7'0"

W.C.

8'7" x 2'11"

First Floor

W.C.

2'9" x 5'4"

Bathroom

6'11" x 9'2"

Bedroom One

12'5" x 10'5"

Bedroom Two

6'5" x 7'1"

Bedroom Three

14'4" x 13'2"

Bedroom Four

13'5" x 14'0"

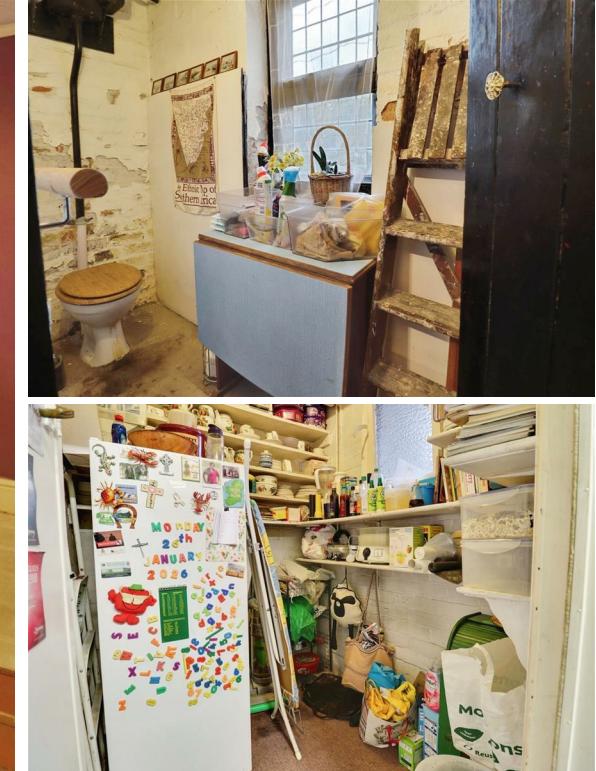
Second Floor

Bedroom Five

11'9" x 12'1"

Stephenson Browne AML Disclosure

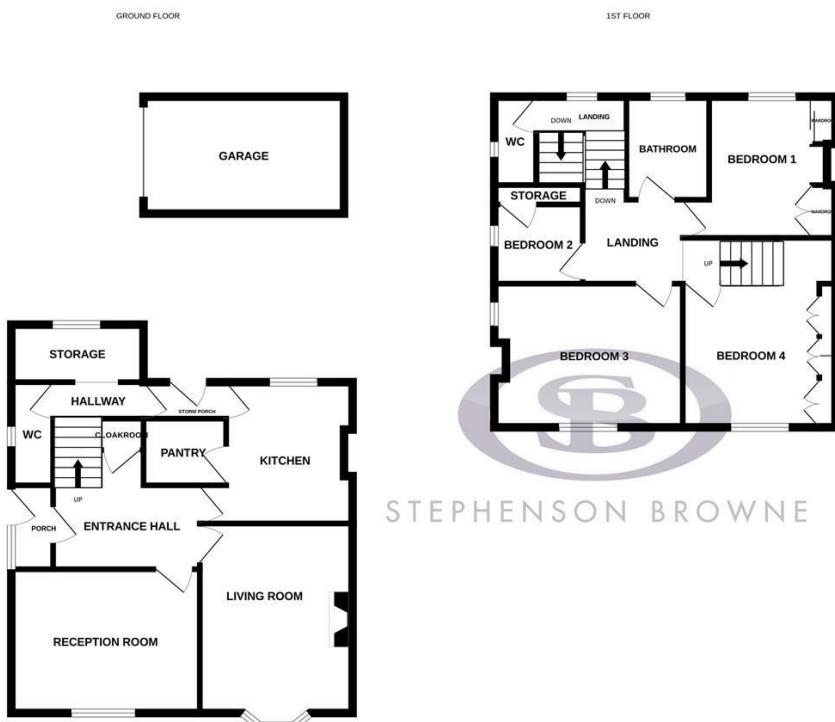
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- Spacious five-bedroom semi-detached residence offering versatile accommodation across three floors
- Excellent scope for modernisation, ideal for creating a bespoke family home
- Two generous reception rooms providing bright and flexible living spaces
- Well-proportioned kitchen with pantry offering a practical layout with potential for improvement
- Cloakroom and downstairs WC adding convenience for busy family life
- Five bedrooms including four doubles, with the top-floor bedroom featuring eaves access
- Family bathroom and separate first-floor WC designed for household functionality
- Detached garage and a low-maintenance rear garden
- Wraparound front and side gardens enhancing curb appeal and outdoor space
- Located in a popular Stoke-On-Trent area, perfectly suited for modern family living

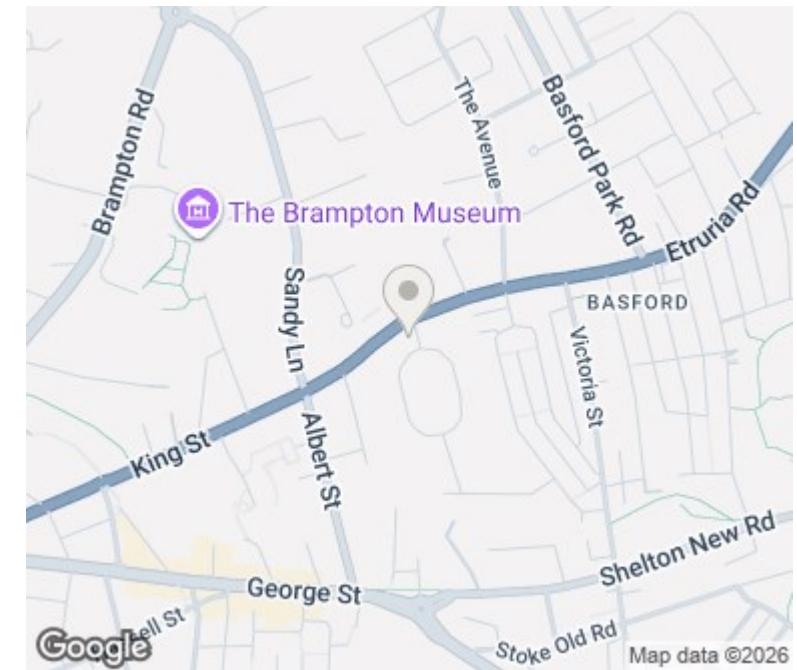


Floor Plan



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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