



125 Victoria Park Road

ST6 6DY

Offers Over £230,000



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STEPHENSON BROWNE

A true show-stopper, this elegant park-side home pairs timeless character with modern comfort. High ceilings, graceful bay windows, and beautiful views across Victoria Park create a setting that feels both striking and wonderfully welcoming.

Believed to date from the late Victorian to early Edwardian period (circa early 1900s), the property showcases the generous proportions and period features typical of homes from this era, thoughtfully enhanced by contemporary updates.

Perfectly positioned on Victoria Park Road, you are welcomed by a bright and spacious entrance hall that immediately sets the tone, highlighting the home's sense of scale and charm.

To the front, the principal living room features a stunning bay window overlooking the park, a cozy log burner, and glazed double doors that flood the space with natural light. From the hallway, a second reception room with a large bay window and feature fireplace flows seamlessly into a third reception room, currently arranged as a dining room, also boasting a bay window and fireplace, ideal for entertaining and family life.

At the rear, the modern kitchen provides generous worktop space and ample storage, an integrated Neff electric hob and oven, two skylights, a practical utility cupboard, and direct access to a low-maintenance paved courtyard garden.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with the principal bedroom enjoying lovely park views through its bay window, alongside a family bathroom. A combi boiler (approximately two years old) adds further practicality.

Completing the appeal is the added benefit of electric gated access, providing enhanced privacy and security, a rare and valuable feature in such a prime park-side location.

With impressive ceiling heights, beautiful period detail, and a superb setting, this is a distinctive home ready to move straight into.

Council Borough: Stoke-On-Trent
Council Tax Band: C, Freehold



Ground Floor

Living Room

15'0" x 12'4"

Entrance Hall

12'5" x 5'10"

Reception Room

14'3" x 12'2"

Living/Dining Room

12'6" x 13'10"

Kitchen

15'8" x 10'4"

Utility Cupboard

4'11" x 2'2"

First Floor

Bedroom One (Principal)

12'4" x 14'9"

Bedroom Two

9'2" x 10'11"

Bedroom Three

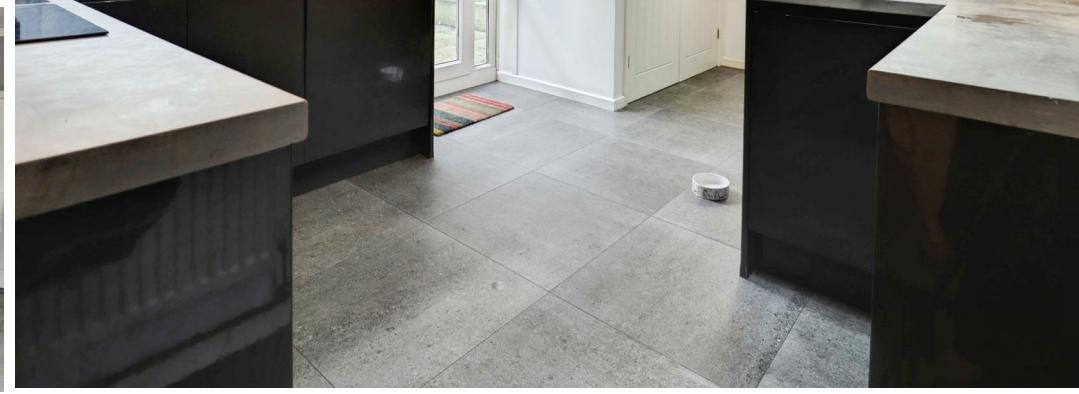
10'5" x 10'5"

Bathroom

6'11" x 7'7"

Stephenson Browne AML Disclosure

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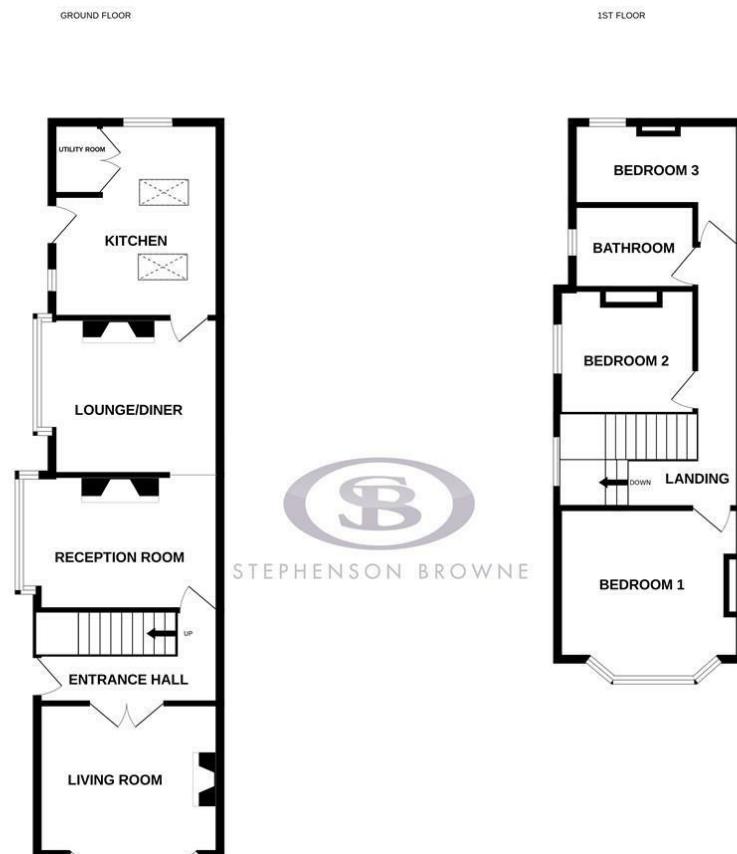


- Elegant period home overlooking Victoria Park
- High ceilings and beautiful bay windows throughout
- Late Victorian / early Edwardian character with modern updates
- Bright, spacious entrance hall with immediate sense of scale
- Stunning principal living room with park views and log burner
- Three versatile reception rooms ideal for entertaining
- Modern kitchen with integrated Neff appliances and skylights
- Three well-proportioned bedrooms including a park-view principal
- Electric gated access providing added privacy and security
- Move-in ready home in a prime park-side location





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and any dimensions given are for guidance only. Omissions or mis-statements in the 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.
Move with Stephenson Browne

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(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-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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