



13 QUEEN MARY ROAD, STOKE-ON-TRENT,
ST4 8QZ

OFFERS OVER £160,000

NO CHAIN

Welcome to this bright and welcoming home on Queen Mary Road, offering comfortable, well-arranged living spaces throughout. You step into a practical entrance hall with space for coats and shoes before moving through to the main rooms.

The living room is warm and inviting, filled with natural light and ideal for relaxed evenings or family time. From here, there is convenient access to the understairs storage, perfect for keeping everyday essentials neatly tucked away.

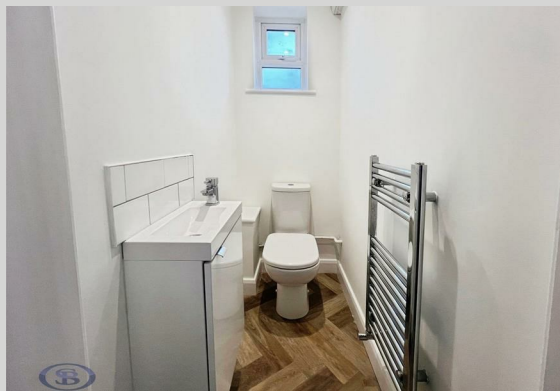
Towards the rear of the property, you enter the modern kitchen: a lovely, well-designed space that overlooks the garden. It offers generous worktop areas, excellent storage, and a spacious feel that makes it perfect for everyday cooking and entertaining. A rear door leads into the back lobby, where you'll find access to a handy W.C., a great practical addition.

Upstairs, the landing leads to two great-sized bedrooms. Bedroom one offers a spacious layout and includes its own wardrobe space for added convenience. The second bedroom is also well-proportioned, making it ideal for children, guests, or a home office.

The bathroom upstairs is a fantastic size, featuring both a separate bath and a separate shower, providing comfort, practicality, and flexibility for busy households.

Outside, the garden space offers plenty of potential and includes a wooden shed along with access to a detached garage. There is also off-road parking for up to two cars plus the garage, making it ideal for those needing extra storage or vehicle space.

Set in the lovely Trentham area, this property is a fantastic opportunity for first-time buyers, small families, or anyone looking for a well-presented home with great potential.





Ground Floor

Living Room

12'9" x 14'2" (3.906 x 4.343)

Understairs Storage

Kitchen/Diner

9'3" x 12'10" (2.834 x 3.915)

W.C.

2'10" x 5'4" (0.883 x 1.649)

First Floor

Bedroom One

16'4" x 10'5" (4.988 x 3.187)

Bedroom Two

9'1" x 12'7" (2.774 x 3.836)

Bathroom

6'10" x 9'2" (2.103 x 2.815)

Stephenson Browne AML Disclosure

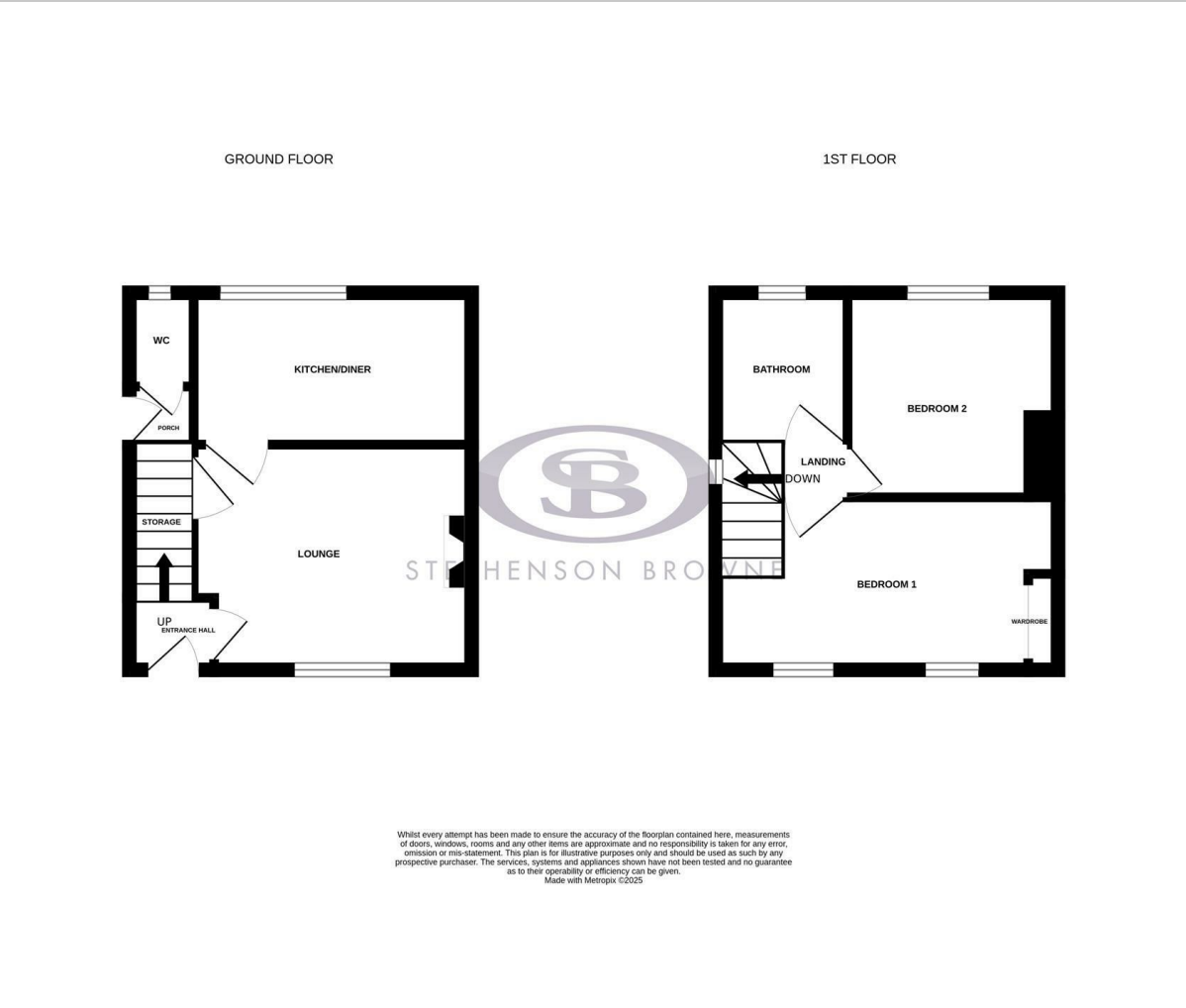
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.

Detached Garage

8'2" x 18'1" (2.508 x 5.516)



Floor Plan



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



Energy Efficiency Certificate

