



## 254 Keelings Road

Northwood, Stoke-On-Trent, ST1 6QT

Tick tock, tick tock! Are you tired of waiting for that perfect first property to get you on the property ladder, or that ideal new addition to your property portfolio! Well the wait is over, as I have to offer you this well presented property on Keelings Road! Ideally located to Hanley town centre, close to local amenities and excellent commuter links. This traditional terraced property is sold with no upward chain and is ready for a new owner, comprising of a lounge, dining room, fitted kitchen, ground floor bathroom and bedrooms to the first floor. Externally, there is a gated rear courtyard. The clock has struck and your wait is finally over, call and book your viewing today!

**£79,950**

# 254 Keelings Road

Northwood, Stoke-On-Trent, ST1 6QT



- SPACIOUS TERRACED PROPERTY
- DOWNSTAIRS BATHROOM
- POPULAR LOCATION
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- EARLY VIEWING A MUST
- FITTED KITCHEN
- REAR COURTYARD

## GROUND FLOOR

### Dining Room

11'0" x 11'0" (3.37 x 3.36)

Door and window to the front aspect.

### Lounge

15'6" x 11'0" (4.74 x 3.37)

A window looks out to the rear aspect. Electric fireplace, radiator and storage cupboard.

### Kitchen

11'3" x 6'1" (3.44 x 1.86)

A window overlooks the side aspect. Fitted kitchen with a range of wall and base storage units and coordinating work surface areas. Inset sink and drainer, electric hob and oven, integrated fridge/freezer and space for a washing machine. Partly tiled walls, wall mounted boiler and storage cupboard housing water tank.

### Rear Hall

A door opens out to the rear side yard.

### Bathroom

5'10" x 5'3" (1.80 x 1.62)

A window looks out to the side aspect. Fitted suite comprising of shower cubicle, low level WC and wash hand basin. Towel radiator, extractor fan and fully tiled walls.

### Bedroom One

11'1" x 11'1" (3.40 x 3.39)

A window looks out to the front aspect. Fitted wardrobes and radiator.

### Bedroom Two (split into two rooms)

10'3" x 5'8" (3.13 x 1.74)

Bedroom Two is partitioned into two rooms, with open door access between them.

### Room One

3.13 x 1.47m

A window looks out to the side aspect, radiator and storage cupboard.

### Room Two

3.39 x 1.77m

A window looks out to the rear aspect.

### EXTERIOR

To the rear there is a paved courtyard with gate access.



## 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

  

Energy Efficiency Rating		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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	