



85 Victoria Park Road, Stoke-On-Trent, ST6 6DX Offers in excess of £250,000

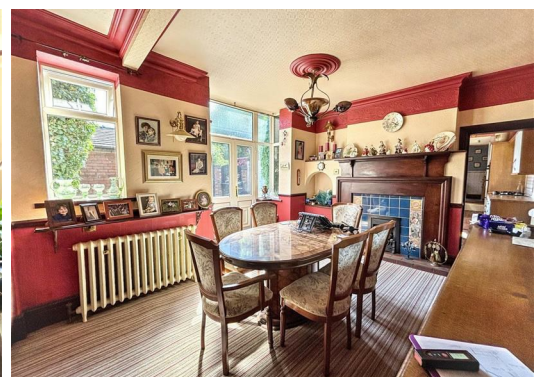
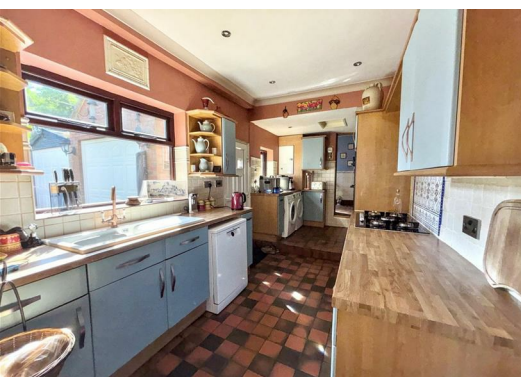
Good Move are delighted to present this impressive three-bedroom semi-detached home to the market.

This spacious home comprises an inviting entrance hall leading into a generous lounge with bay frontage, providing a bright and comfortable living space. To the rear of the property is a spacious dining room which flows through to the kitchen, creating an ideal layout for both everyday family life and entertaining. A useful ground floor WC completes the accommodation on this level.

To the first floor, the property offers three well-proportioned bedrooms alongside a modern family shower room. Stairs rise to the second floor where a spacious loft area can be found, offering flexible accommodation.

Externally, the property benefits from generous outdoor space perfect for relaxing and entertaining during the warmer months. A garage provides additional storage or workshop potential, while the substantial driveway offers ample off-road parking for multiple vehicles.

Situated in a popular and convenient residential location, the property is close to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. Early viewing is highly recommended to fully appreciate the size, layout, and outdoor offering of this impressive home.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agent Note: Please note Good Move has not seen confirmation that the loft room complies with building regulations. Please refer to a solicitor for this confirmation.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC		

