Whittaker & Biggs Est. 1930
Rostons Group







4a Garth Street, Hanley, Stoke-On-Trent, ST1 2DA

Offers In The Region Of £85,000

- Selling with no chain, offering the potential for a smooth and straightforward purchase.
- Spacious living room, ideal for everyday family life and entertaining.
- First floor Jack and Jill en-suite shower room serving both bedrooms.
- Mid-terraced property in a convenient and well-connected location.
- Separate dining room providing additional reception space.
- Contemporary fitted kitchen with a range of modern units and work surfaces.
- Two generous double bedrooms.
- Ground floor wet room for added practicality and accessibility.
- Fully enclosed paved courtyard to the rear, designed for low-maintenance outdoor living.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this well-presented mid-terraced property that provides deceptively spacious accommodation and is ideally situated within walking distance of Hanley town centre, with its wide range of shops, restaurants, leisure facilities and excellent transport connections. The property is well suited to first-time buyers, investors or those seeking a conveniently located home close to local amenities.

The accommodation comprises a welcoming living room and a separate dining room, providing versatile reception space for both everyday living and entertaining. To the rear, the contemporary fitted kitchen offers a stylish and practical environment with a range of modern units and work surfaces. A ground floor wet room adds further convenience and accessibility.

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Council Tax Band: A





Location

Garth Street places residents at the heart of one of Staffordshire's most connected urban locations. Everyday essentials are readily available nearby, with supermarkets, cafés, high-street shopping and healthcare facilities all within easy reach. The property's proximity to Staffordshire University and Royal Stoke University Hospital supports strong local demand for housing.

For commuters, the combination of nearby rail links and excellent road networks provides convenient access to major employment centres including Newcastle-under-Lyme, Crewe, Manchester and Birmingham. Residents can enjoy the cultural attractions of the Potteries, from live performances at the Regent Theatre to exhibitions at the Potteries Museum & Art Gallery, while Hanley Park offers a welcome escape for outdoor exercise and relaxation.

Whether you're looking for a convenient base for work, access to education, or a property close to a wealth of shopping and entertainment options, Garth Street offers an excellent blend of accessibility, convenience and urban lifestyle.

Ground Floor

Reception One

12'3" x 10'5"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window with blind to the frontage, radiator, meter cupboard.

Reception Two

12'3" x 10'8"

UPVC double glazed window with curtains to the rear, stairs to the first floor, radiator, understairs storage cupboard.

Kitchen

13'3" x 6'10"

UPVC door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, Cooke & Lewis four ring gas hob, electric fan-assisted oven, ceramic sink and drainer, chrome mixer tap, slimline Kenwood dishwasher, space and plumbing for a washing machine, space for a freestanding fridge freezer, gas-fired wall-mounted Potterton combi boiler, inset ceiling spotlights, tiled floor.

Wet Room

6'2" x 5'3"

UPVC double glazed window to the side aspect, pedestal wash hand basin, chrome taps, chrome shower fitments, low-level WC, radiator, fully tiled, tiled floor.

First Floor

Landing

Inset ceiling spotlights, reduced head height over the stairs.

Bedroom One

12'3" x 10'5"

UPVC double glazed window to the frontage, radiator, wardrobes and curtains included, access to the shower room.

Bedroom Two

12'3" x 10'9" max measurement

UPVC double glazed window to the rear, radiator. Bed frame, dressing table, chest of drawers, console table, curtains and mirror included.

Jack & Jill En-suite

6'2" x 4'3"

Quadrant shower enclosure, chrome fitments, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, inset ceiling spotlights.

Externally

To the rear, paved courtyard, raised beds, gated access to the rear passageway.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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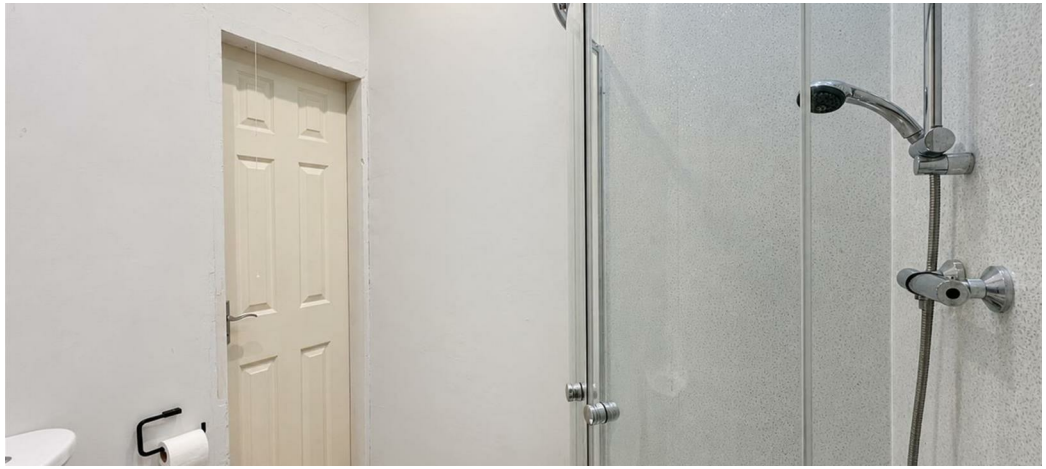




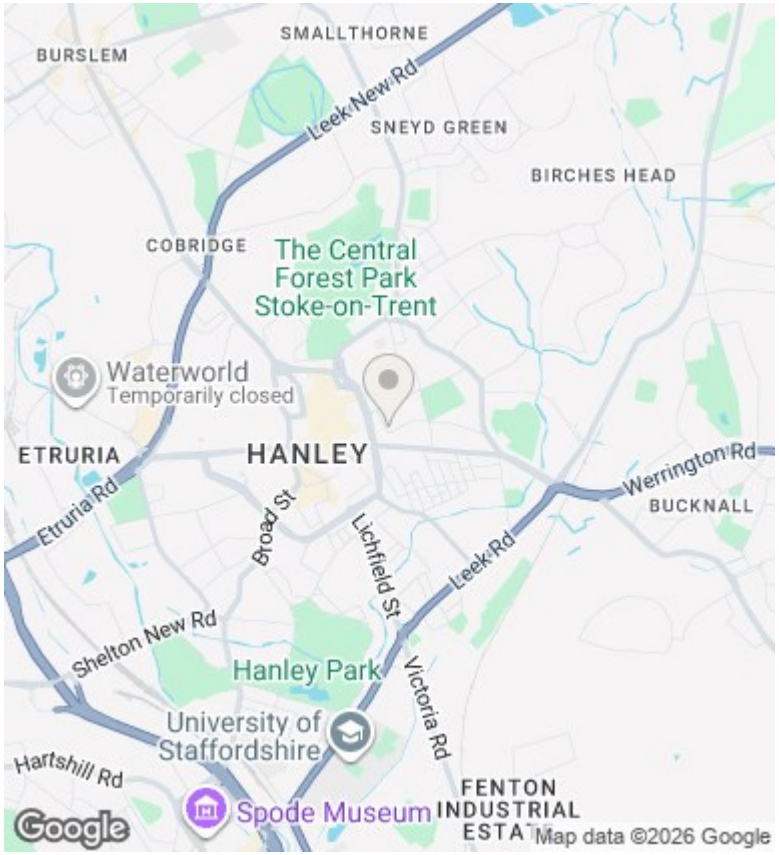












Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

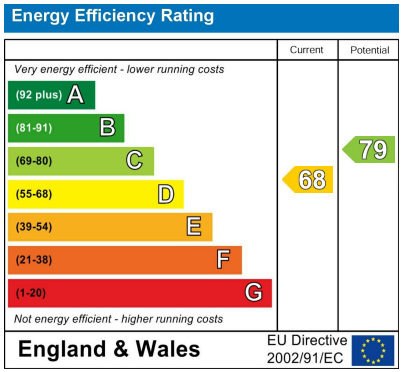


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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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