



**21 Haydon Street, Basford, Stoke-On-Trent, ST4 6JD**

**Offers in the region of £220,000**

'Renovation is not just about restoring a house. It's about uncovering the soul within the walls.' Unknown

This property is perfect for buyers looking to add their own stamp to a generously sized home in a convenient and sought-after location. Early viewing is highly recommended to appreciate the scope and opportunity on offer.

### Denise White Estate Agents Comments

Situated in the desirable and well-established area of Basford, Stoke-on-Trent, this three-bedroom semi-detached property offers a rare opportunity to acquire a spacious family home with excellent potential to modernise and make your own. Extended to the rear, the property boasts a large kitchen diner and three double bedrooms, making it perfect for growing families or those looking to create their ideal living space.

Upon entering, you are welcomed into a generous entrance hall with useful understairs storage and a convenient ground floor WC. To the front, the original living and dining rooms have been thoughtfully knocked through to create an impressive 8-metre long reception room, complete with a charming bay window that fills the space with natural light.

To the rear, a large open-plan kitchen diner awaits renovation, offering the perfect blank canvas for a contemporary family kitchen. Additional ground floor features include a utility space, a downstairs shower room, and internal access to the garage and rear garden—all adding to the practicality and potential of the home.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. Two of the bedrooms overlook the rear garden, while the third enjoys a front-facing bay window. Bedroom three also benefits from a built-in shower cubicle. A neutral and well-appointed family bathroom completes the first-floor accommodation.

Externally, the property enjoys an enclosed rear garden laid to lawn, framed by fruit trees, creating a private outdoor space. Beyond the garden, a gated driveway leads to a substantial steel-framed car port with additional storage—ideal for those with a keen interest in cars or needing secure space for tools and equipment.

### Location

The property is ideally located within a 19 minute walk of the Royal Stoke University Hospital and

within close proximity to local shops, schools and other amenities and just under a mile from the centre of Newcastle Under Lyme. With excellent road links across Stoke on Trent, offering easy access to the M6 motorway junction 15 and A50 which provides access to Uttoxeter and Derby. Stoke on Trent Train Station is also just under 2 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Newcastle-under-Lyme is a charming market town in Staffordshire, England, with a rich history and culture. You can stroll through the picturesque streets and admire the Georgian and Victorian architecture, or visit the Brampton Museum and Art Gallery to learn about the local heritage and art. If you are looking for some green space, head to the Apedale Country Park, where you can enjoy the wildlife, trails, and views. For a taste of academic life, you can explore the Keele University campus, which boasts a beautiful arboretum and a renowned observatory. Whether you are interested in history, nature, or education, Newcastle-under-Lyme has something for everyone.

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.



### Entrance Hallway



Wooden style flooring. Wall mounted radiator. Access to living room. Access to kitchen. Stair access to 1st floor accommodation. Ceiling light.

### Living Room

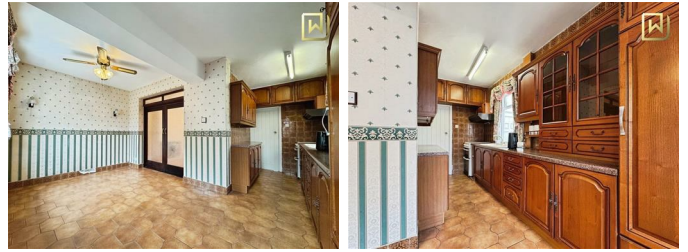
27'1" x 10'11" max (8.28 x 3.34 max )



Wooden style flooring. Wall mounted radiator. Gas fire. UPVC double glazed window to the front aspect. Sliding doors leading to kitchen diner. Wall lights. Ceiling lights.

### Kitchen

16'3" x 18'6" max (4.96 x 5.65 max )



Tiled flooring. Range of wall and base units. Drainer style sink unit. Integrated fridge. Wall mounted radiator. UPVC double glazed windows to the rear aspect. Single glazed window to the side aspect. Wall lights. Ceiling lights.

### Utility

23'2" x 7'6" max (7.07 x 2.31 max )



Tiled flooring. UPVC door to the front aspect. Two windows to the side aspect. Access to shower room. Access to kitchen. Access to garage. Access to outside. Plumbing for washing machine. Wall light.

### Garage

18'7" x 10'2" (5.68 x 3.10 )

Tiled flooring. Single glazed windows to the side aspect. Drainer style sink unit. Ceiling lights.

### Downstairs Shower Room

8'11" x 4'6" (2.73 x 1.38 )



Vinyl flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Shower attachment. Wall light.

### First Floor Landing

Fitted carpet. UPVC double glazed window to the side aspect. Loft access. Ceiling light.

### Bedroom One

14'4" x 10'11" max (4.38 x 3.34 max )



Wall mounted radiator. UPVC bay style double glazed window to the front aspect. Ceiling light.

### Bedroom Two

12'2" x 10'11" max (3.72 x 3.33 max )



Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Three

6'11" x 18'0" max (2.13 x 5.50 max )

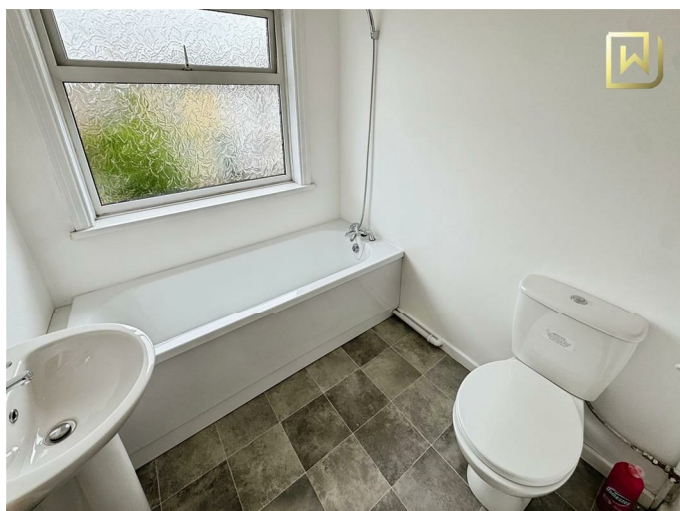


Wall mounted radiator. UPVC double glazed window to rear aspect. Shower cubicle with electric shower. Ceiling light.



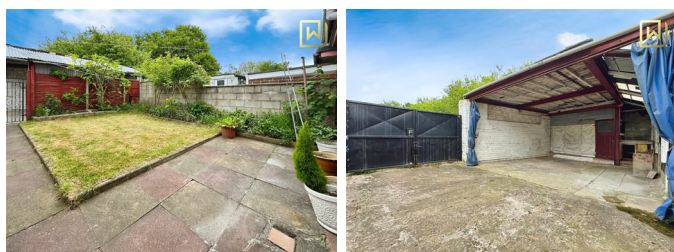
## Bathroom

7'1" x 5'10" (2.18 x 1.78 )



Vinyl flooring. WC. Pedestal style wash and basin. Bath tub. Obscured UPVC double glazed window. Ceiling light.

## Outside



To the front of the property is an enclosed front garden laid to lawn with a ramp leading to the front door and side access.

To the rear of the property is a gated driveway which can be accessed from Basford Park Road. There is a large car port providing parking for multiple vehicles and a garage for further secure parking. A lawned garden is enclosed and can be accessed from the Utility room and carport.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band B

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

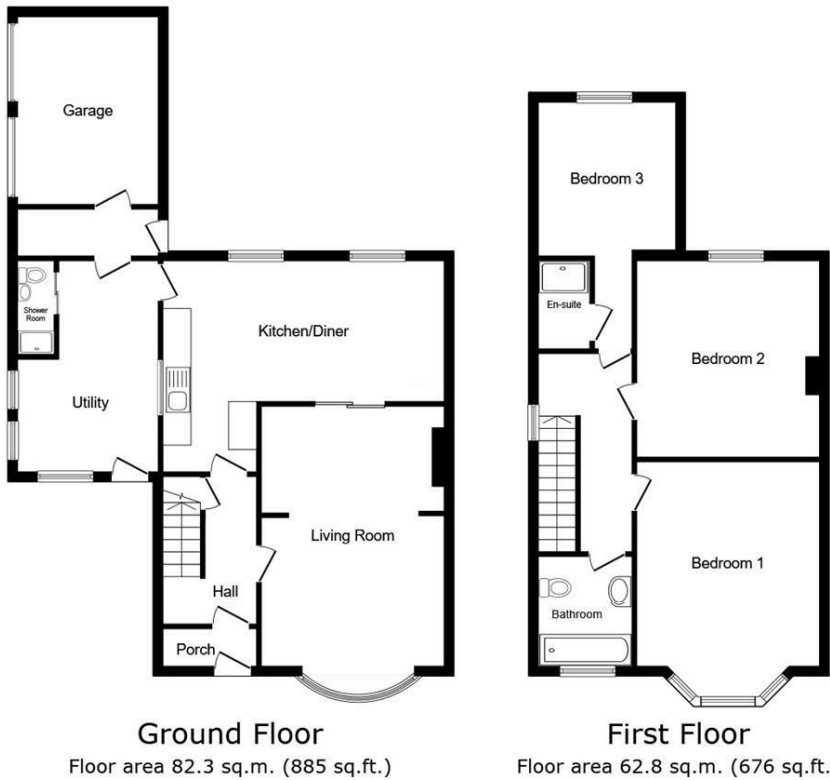
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

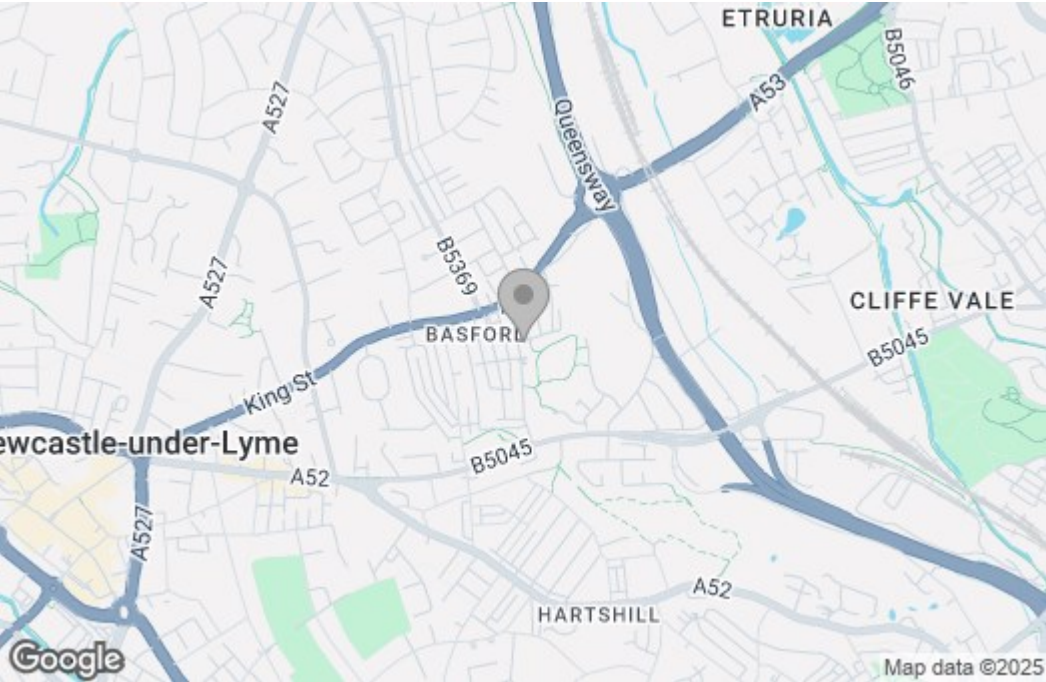


Total floor area: 145.0 sq.m. (1,561 sq.ft.)

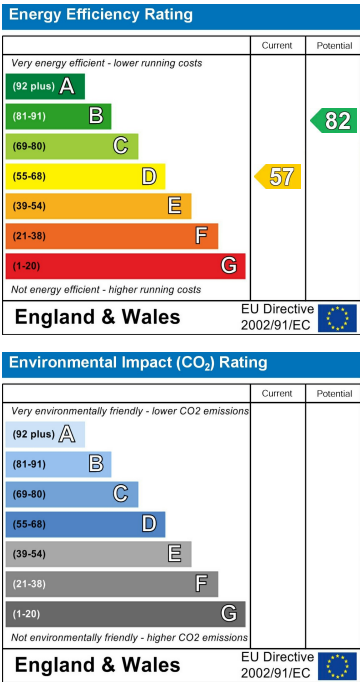
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.