



118 Tiverton Road, Berry Hill, Stoke-On-Trent, ST2 0AS

£130,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Fixing up a house is like falling in love; it's messy, exciting, and so worth it in the end!"

Packed with Potential! This two bedroom semi detached home in a well established residential area offers spacious living, a partially converted loft space with scope to extend*, and easy-care gardens to the front and rear. A perfect project for buyers ready to make it their own!

Denise White Estate Agents Comments

This two-bedroom semi-detached home is nestled in a well-established and popular residential area, offering a fantastic opportunity for those looking to add their own stamp. In need of some modernisation, the property boasts generous living accommodation including a welcoming lounge and a spacious dining kitchen to the ground floor.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom, with the added benefit of a loft space that has already been partially converted—offering clear potential for further development (subject to any necessary consents).

Externally, the property features low-maintenance gardens to both the front and rear, ideal for busy lifestyles or those seeking an easy-care outdoor space.

A superb prospect for first-time buyers, investors or anyone looking to create their ideal home. Early viewing recommended to appreciate the potential on offer.

Entrance Hallway

Fitted carpet. Wall mounted radiator. Stair Access leading to first floor accommodation. Access to living room. Ceiling light.

Living Room

14'7" x 12'4" max (4.45 x 3.77 max)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Fireplace housing a gas fire with a back boiler which powers the central heating. Ceiling light.

Kitchen

15'8" x 9'1" max (4.80 x 2.78 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Space for fridge. Stainless steel drainer style sink unit. Space for cooker. uPVC double glazed window to the rear aspect. Access to understairs storage. Storage cupboard. Access to outside. Ceiling light.

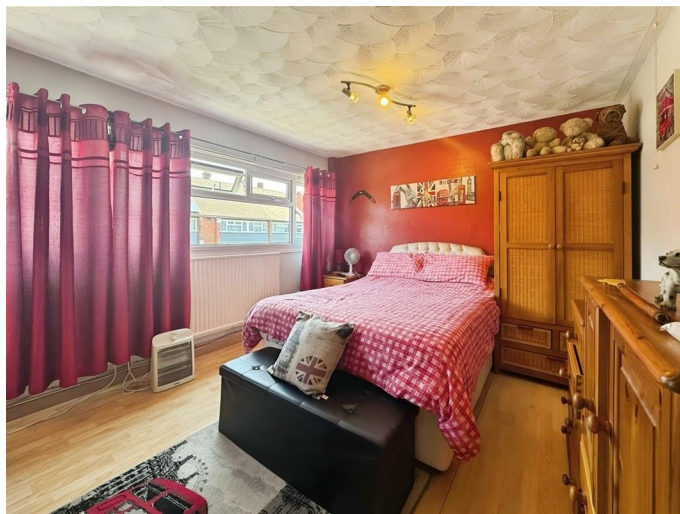
First Floor Landing

Fitted carpet. Access to first floor accommodation.

Ceiling light. Access via a pull down ladder to the loft space which has been partially converted.

Bedroom One

15'9" x 10'7" (4.81 x 3.23)



Laminate flooring. Wall mounted radiator. uPVC double glazed windows to the front aspect. Ceiling lights.

Bedroom Two

12'6" x 7'9" (3.82 x 2.38)



Laminate flooring. Fitted wardrobes. uPVC double glaze window to rear aspect. Ceiling light.

Bathroom

7'6" x 5'5" (2.31 x 1.66)



Bath tub. WC. Pedestal style wash handbasin. Wall mounted radiator. Obscured uPVC double glazed windows. Ceiling light ..

Loft Space

15'10" x 16'0" (4.83 x 4.90)



Fully converted loft space. Fitted carpet. Storage into eaves. Skylight window. Ceiling light. Offering excellent scope for further development (subject to obtaining any necessary consents).

Outside

Externally there are low maintenance gardens to both the front and rear aspects.

Agents Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band A

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.

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.

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.

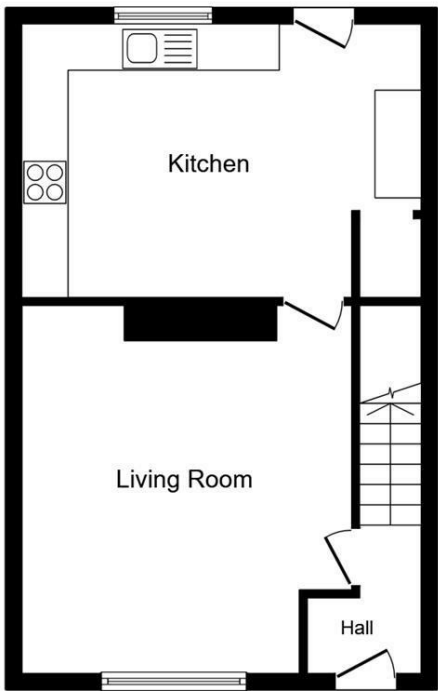
You Need A Solicitor!

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.

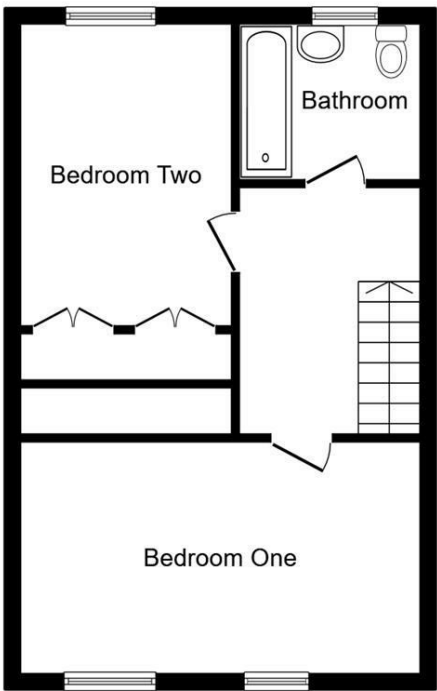
Do You Need A Mortgage?

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

Floor Plan



Ground Floor
Floor area 43.5 sq.m. (469 sq.ft.)



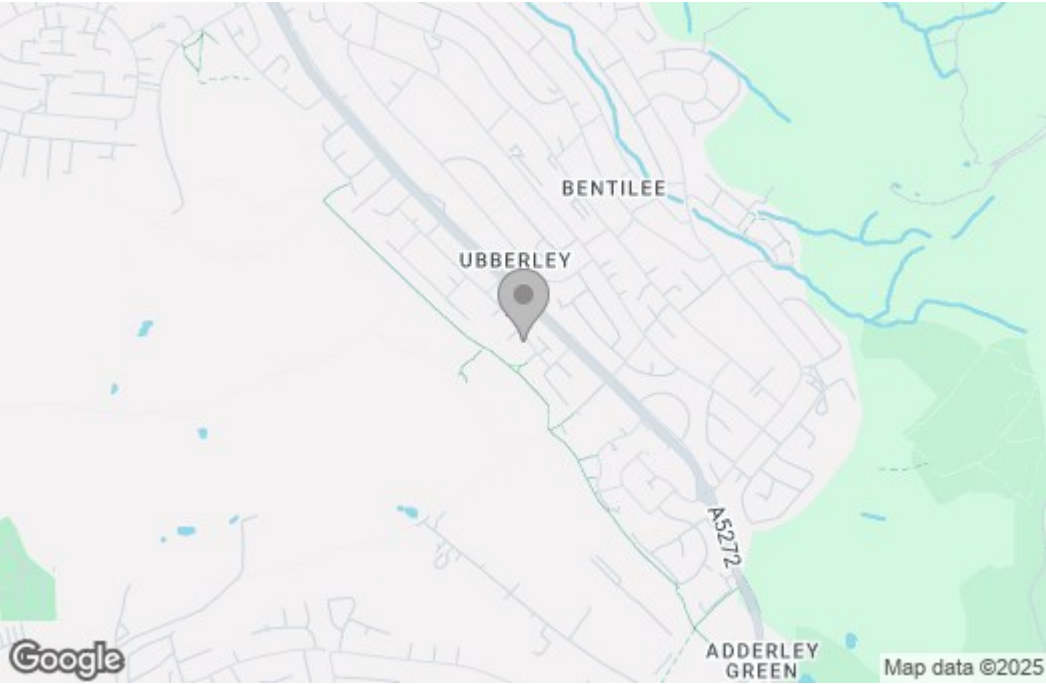
First Floor
Floor area 43.5 sq.m. (469 sq.ft.)

Total floor area: 87.1 sq.m. (937 sq.ft.)

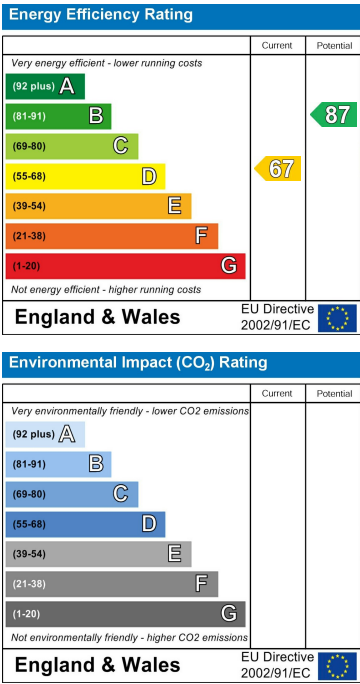
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.