



## 44 HARPFIELD ROAD STOKE-ON-TRENT, ST4 5QH

**£180,000  
FREEHOLD**

A beautifully presented three-bedroom terraced home offers flexible and generous living space, ideal for growing families or those who love to entertain. On the ground floor, there are two reception rooms: the first is of a size that could easily be converted into a fourth bedroom, while the second is a large, welcoming sitting room that flows naturally into a well-appointed kitchen. Beyond the kitchen lies a practical utility room, perfect for laundry and extra storage, and on this level there is also a convenient W/C with a washbasin. Upstairs, you'll find three double bedrooms, each of a very generous size, providing ample space for rest, work, or play. The family bathroom is brand new, fitted to a high standard with contemporary fixtures, bringing a fresh, modern feel to the first floor. New carpets have been laid throughout the property, giving a warm and cohesive finish underfoot. Outside, a large rear garden provides a private and versatile outdoor space — perfect for relaxing, gardening, or entertaining. It's a real highlight of the home and offers plenty of room for both adults and children to enjoy. In terms of location, this property benefits from excellent transport links. The nearby Stoke-on-Trent railway station is approximately 2.1-2.5 km away, giving easy access to regional and national rail services. Local bus services are also accessible within walking distance, making commuting and local travel straightforward. Roads are well connected too, with major routes such as the A34, A50, and A53, plus nearby access to the M6 motorway, providing swift travel across the region. For amenities, the area is well served by local schools: Oakhill Primary School is just approximately 400 m away, rated 'Good' by Ofsted, and St Joseph's College, rated 'Outstanding', is also very nearby. Healthcare needs are met close to home too, with Trent Vale Medical Practice only around 310 yards away.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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