Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

61 Cobden Street, Dresden, Stoke-On-Trent, ST3 4EZ

£140,000

- A Mid Town House
- Living/Dining Room
- Home Office/Play Room
- Garage
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Yard
- Combi Boiler & UPVC DG

Offering well-proportioned and versatile accommodation, this two-bedroom mid-town house on Cobden Street would make an excellent choice for first-time buyers, young families or investors alike.

The ground floor provides a practical kitchen, alongside a sizeable living room with a dedicated dining area, creating a comfortable space for both everyday living and entertaining. To the rear is a useful hallway with additional storage space, adding further practicality to the home.

Upstairs, the property offers two well-sized bedrooms, together with the family bathroom and an additional third room. This versatile space would be ideal for use as a home office, play room, dressing room or hobby space, depending on the needs of the new owner.

Externally, the property benefits from an enclosed rear yard and a particularly useful detached brick-built garage, providing secure storage and a multitude of potential uses.

With its generous accommodation, useful additional room and excellent external storage, this property offers plenty of flexibility and is sure to appeal to a wide range of purchasers.

Early viewing is highly recommended! Call or e-mail us.

## GROUND FLOOR

## ENTRANCE PORCH
UPVC double glazed front door. Vinyl flooring. UPVC double glazed windows.

## LIVING ROOM
17'8 max x 14'0 (5.38m max x 4.27m)
Fitted carpet. Radiator. Two UPVC double glazed windows. Electric fire.

## REAR HALL
Composite rear door. Vinyl flooring. Radiator. Store cupboard.

## KITCHEN
11'11 x 7'6 (3.63m x 2.29m)
Tiled floor. Radiator. Range of wall cupboards and base units. UPVC double glazed window. Tiled splashback.

## FIRST FLOOR

## LANDING
Fitted stair and landing carpet. UPVC double glazed window. Store cupboard containing the combi boiler.

## BEDROOM ONE
11'10 x 8'6 (3.61m x 2.59m)
Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

## BEDROOM TWO
8'11 x 8'2 (2.72m x 2.49m)
Fitted carpet. Radiator. UPVC double glazed window.

## OFFICE/ PLAYROOM
8'7 x 5'11 (2.62m x 1.80m)
Fitted carpet. Radiator.

## BATHROOM
9'0 x 5'8 (2.74m x 1.73m)
Vinyl flooring. Radiator. Tiled walls. UPVC double glazed window. Bath with shower over, wash basin and wc.

## OUTSIDE
There is pedestrian access to the front of the property with a small block paved low maintenance area

The enclosed rear yard is paved and there is a...

## DETACHED BRICK GARAGE
Up and over door. Light and power.

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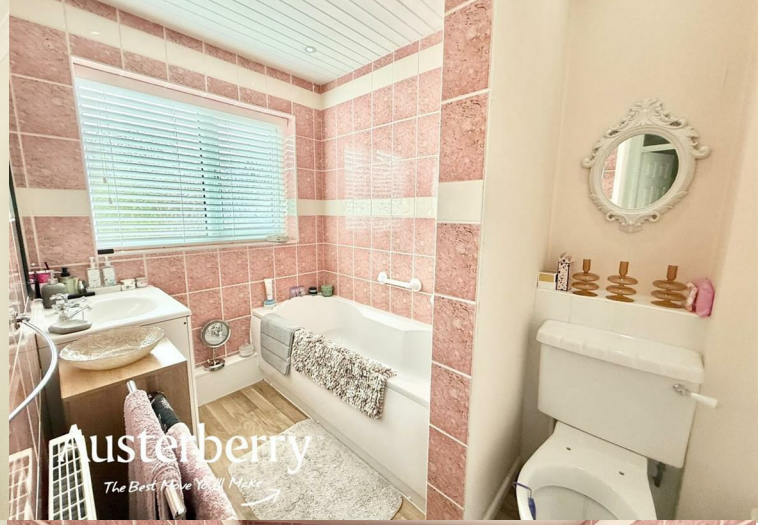
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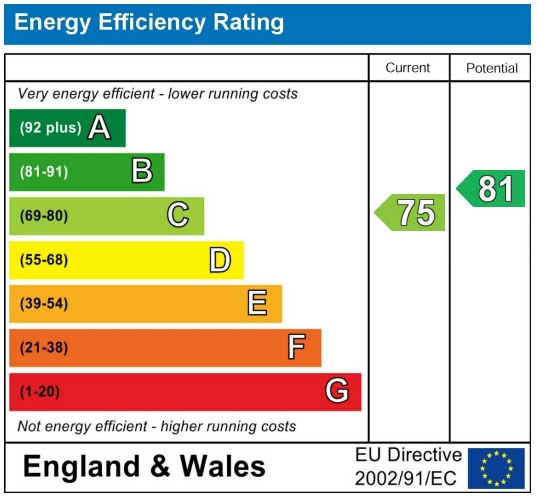
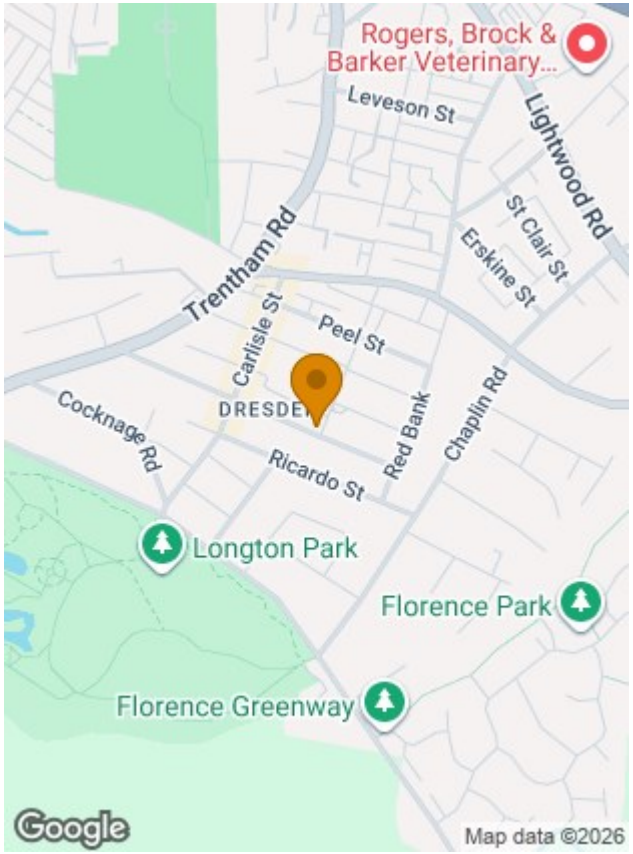

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
81
England & Wales
EU Directive 2002/91/EC


Rogers, Brock & Barker Veterinary...
Leveson St
Lightwood Rd
St Clair St
Erskine St
Trentham Rd
Carlisle St
Peel St
Cocknage Rd
Ricardo St
Red Bank
Chaplin Rd
Longton Park
Florence Park
Florence Greenway
Google
Map data ©2026

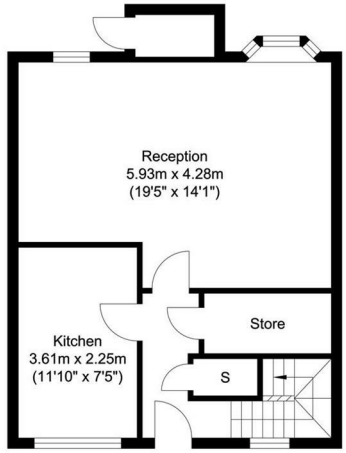
MATERIAL INFORMATION

Tenure - Freehold

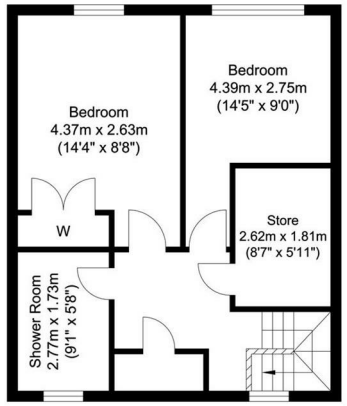
Council Tax Band - A

**PLEASE NOTE**

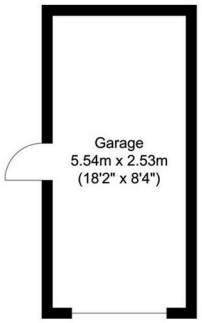
* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
* Room sizes should not be relied upon for carpets and furnishings.
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.




Ground Floor




First Floor




Outbuilding

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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