Whittaker & Biggs Est. 1930
Rostons Group







40 Tonbridge Avenue, Stoke-On-Trent, ST6 7LY

Offers In The Region Of £137,000

- Offered for sale with NO ONWARD CHAIN, providing a straightforward and potentially quicker purchase
- Convenient ground-floor wet room, ideal for accessibility and family living
- Private driveway and car port providing ample off-road parking
- Well-proportioned three-bedroom semi-detached property situated in a popular residential location
- Spacious kitchen/diner, providing a sociable and practical space for everyday living and entertaining
- Useful detached garage, complete with an inspection pit, ideal for vehicle enthusiasts, storage or workshop use
- Excellent opportunity for renovation and modernisation, offering significant potential to add value and create a home to your own specification
- Separate sitting room, offering a comfortable reception space
- Low-maintenance paved rear garden, perfect for those seeking an easy-to-manage outdoor space

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached house, presenting an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and a convenient ground-floor wet room, this property is ideal for families or individuals seeking comfort and practicality.

The reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests. The property is being offered for sale with no onward chain, allowing for a smooth and hassle-free purchase process.

One of the standout features of this home is the useful detached garage, complete with an inspection pit. This space is perfect for vehicle enthusiasts, providing ample room for storage or a workshop, catering to a variety of hobbies and interests.

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Council Tax Band: B





Ground Floor

Hall
3'10" x 2'11"
UPVC double glazed door with transom window to the frontage, radiator, stairs to the first floor.

Sitting Room
13'10" x 12'7" max measurement
UPVC double glazed window to the frontage, radiator, gas fire, marble hearth and surround, wood mantle.

Kitchen Dining
15'10" x 11'2" max measurement
UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, cooker point, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a fridge freezer, space for table and chairs, radiator, cupboard housing the gas fired Glow Worm boiler.

Wet Room
7'10" x 5'6"
UPVC double glazed window to the side aspect, electric Selectronic shower, wall-mounted wash hand basin, chrome taps, low-level WC, radiator, extractor fan.

First Floor

Landing
6'5" x 2'9"
UPVC double glazed window to the side aspect, radiator, loft hatch.

Bedroom one
12'8" x 11'6"
UPVC double glazed window to the frontage, radiator, fitted wardrobes, over stairs store cupboard with UPVC double glazed window to the frontage.

Bedroom Two
10'6" x 9'0"
UPVC double glazed window to the rear, radiator.

Bedroom Three
7'5" x 6'5"
UPVC double glazed window to the rear, radiator.

Loft
Boarded.

Externally
To the frontage, paved driveway, area laid to lawn, dwarf wall boundary.
To the side aspect, carport.
To the rear, detached garage, paved garden, wall and fence boundary.

Detached Garage
20'7" x 10'9"
Brick construction, metal up-and-over door, two wood glazed windows to the side aspect, power and light, inspection pit.

AI

The external images have been digitally enhanced using AI to remove certain objects. As a result, there may be some visual differences between the image and the property as viewed in person.

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.













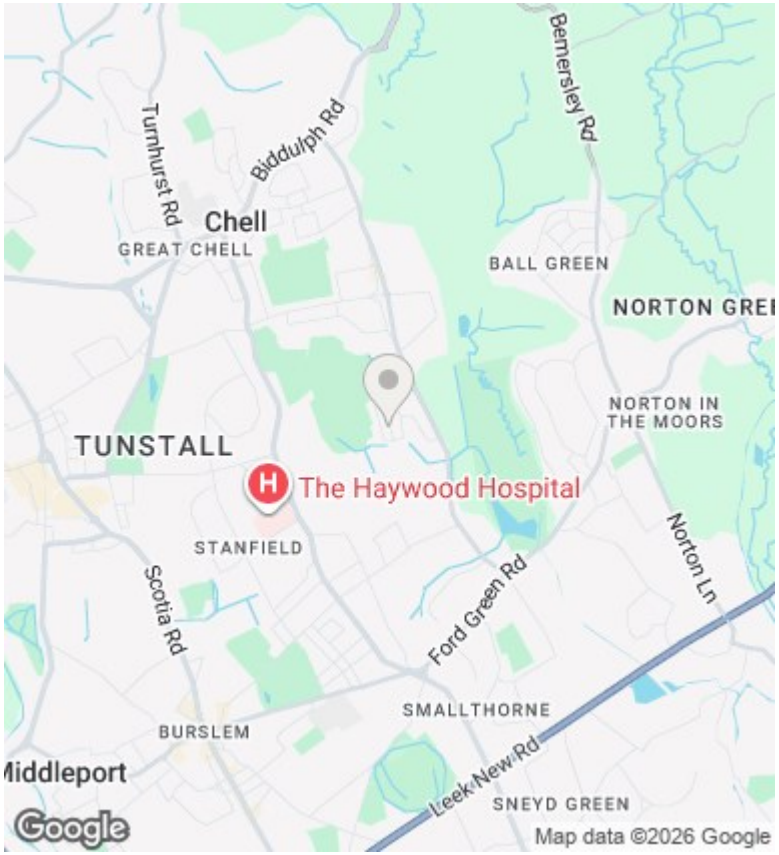








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

B

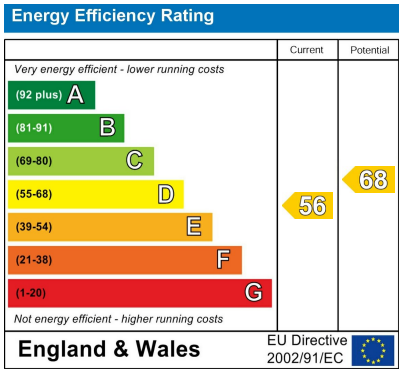


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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