



## 108 Withington Road

Stoke-On-Trent, ST6 6RT

Price £130,000



Carters are delighted to present this charming semi-detached home to the market.

Built in 1950, this well-maintained property offers 764 square feet of thoughtfully arranged living space, perfectly suited to first-time buyers, small families, couples, or investors seeking a smart rental opportunity.

Upon entering, you are welcomed by a bright and well-proportioned reception room, ideal for both relaxing evenings and entertaining guests. The property boasts two comfortable bedrooms, each offering ample space for rest and personalisation. A conveniently positioned bathroom serves the home, designed with practicality in mind.

Externally, the property benefits from a pleasant outdoor area — perfect for enjoying warmer days, gardening enthusiasts, or simply unwinding in your own private space.

Situated in a friendly and established neighbourhood, the home enjoys close proximity to local amenities and excellent transport links, ensuring everyday convenience and easy connectivity.

This delightful home on Withington Road presents a fantastic opportunity to join a welcoming community while enjoying the comfort and character of a well-cared-for property. Early viewing is highly recommended.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Stairs to the first floor.

## Living Room

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed bay window to the front elevation. Feature gas fire with a marble surround. Radiator. Television point.

## Inner Hallway

UPVC double glazed entrance door to the side elevation. Under stairs storage cupboard. Tiled walls. Wood effect vinyl flooring.

## Kitchen

10'4 x 10'0 (3.15m x 3.05m)

UPVC double glazed window to the rear elevation. A selection of fitted wall, drawer and base units. Laminate work surface incorporating an inset stainless steel sink, with a drainer and mixer tap. Built in electric oven with a four ring gas hob. Fully tiled walls. Radiator. Space for a dining table. Vinyl Flooring. Feature brick archway leading to utility area.

## Utility Area

6'8 x 4'3 (2.03m x 1.30m)

UPVC double glazed window to the side elevation. Fully tiled walls. Space and plumbing for a washing machine and dryer. Space for a fridge/freezer. Vinyl flooring.

## First Floor Landing

UPVC double glazed window to the side elevation. Airing cupboard. Loft access which is partially boarded.

## Bedroom One

15'6 x 8'4 (4.72m x 2.54m)

Two UPVC double glazed windows to the front elevation. Fitted wardrobe. Radiator.

## Bedroom Two

10'0 x 9'9 (3.05m x 2.97m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the side elevation. Fitted suite comprising of a, panel bath with an electric shower over, pedestal wash hand basin, and a low level W/C. Tiled walls. Heated towel rail. Extractor fan. Vinyl flooring.

## Exterior

To the front of the property there is an artificial lawned garden, incorporating plants and shrubs with a gravel border. The rear is enclosed and south facing with a lawned garden, a decked seating area, two shed's and outside tap.

## Additional Information

Freehold.

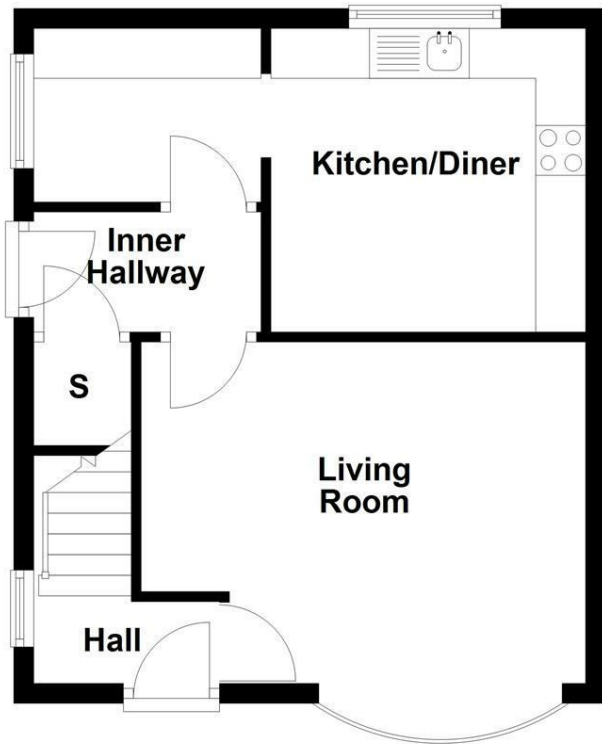
Council Tax Band A.

Total Floor Area: 71 Square Meters / 764 Square Feet.

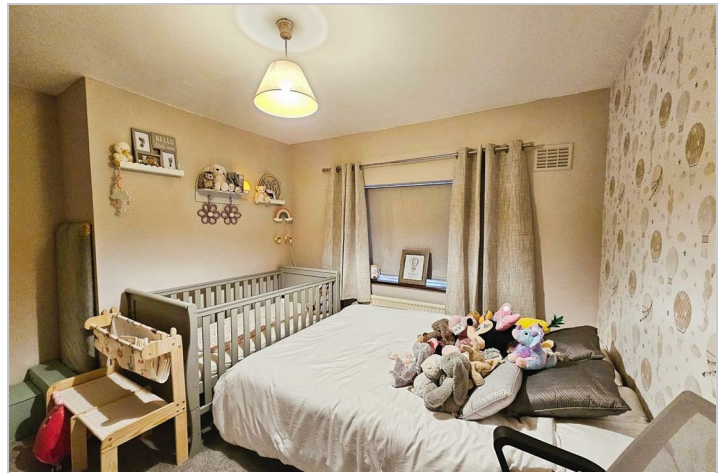
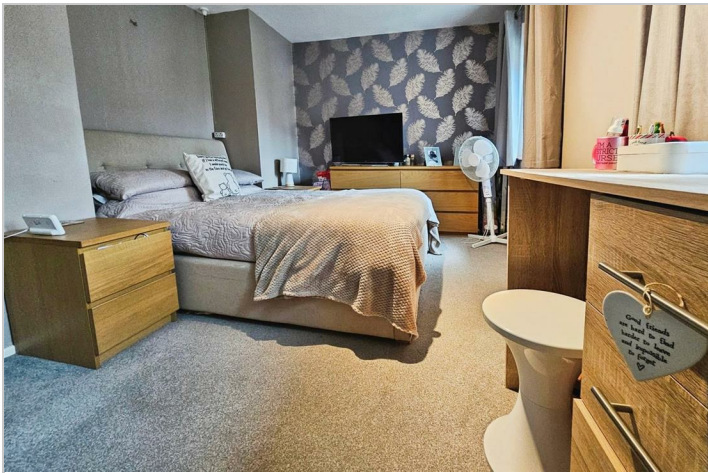
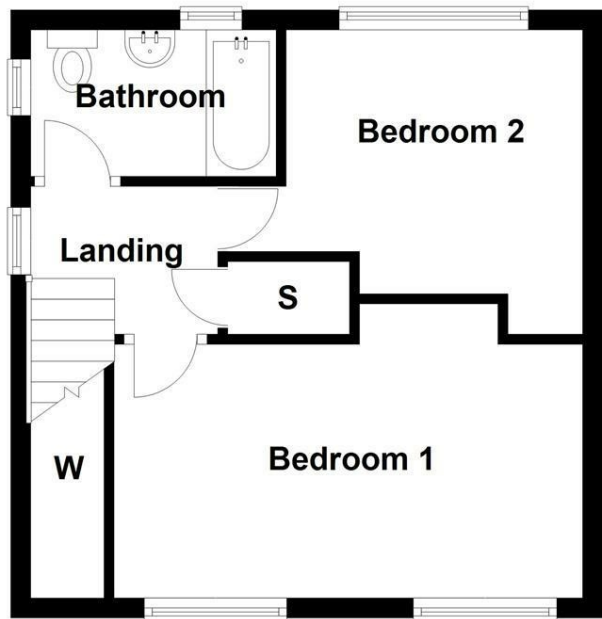
## Disclaimer

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### Ground Floor



### First Floor



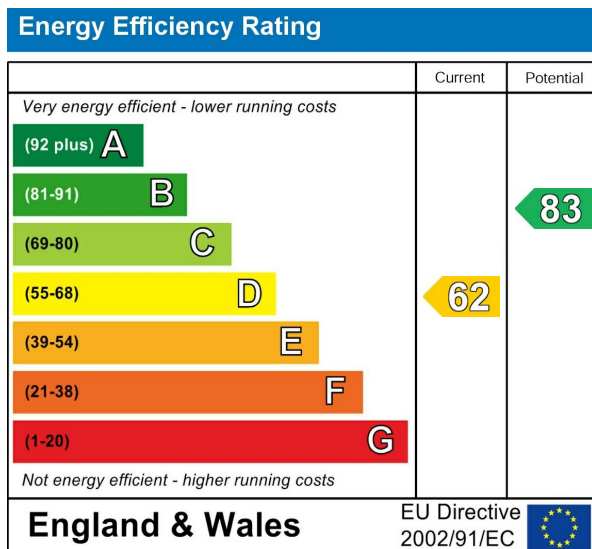
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**