Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

102 Belmont Road, Etruria, Stoke-On-Trent, ST1 4BT

Offers In Excess Of

£199,950

- Unique Property
- Ground Floor Bathroom/WC
- Sitting Room / Dining Extension
- Seven Seat Hot Tub Included
- Three Bedrooms + En-Suite Shower Room
- Comfortable Lounge With Log Burner
- Decking & Mooring By The Canal!
- Shops, Schools & City Centre Nearby

SPECTACULAR CANAL SIDE LOCATION PLUS OUTSTANDING ACCOMMODATION!

A truly unique property which offers a spectacular location with its own mooring on the Trent and Mersey canal, beautiful landscape garden, off-road parking in its own driveway and many other very special features!

The house has been improved very considerably by the present owners to maximise the accommodation that it offers. There is also an impressive extension to the ground floor at the rear to provide a dining room or second sitting room which is approached directly from the kitchen, whilst to the front of the property is a comfortable lounge complete with log burner stove and antique fireplace in addition to the ground floor bathroom which has a shower over the bath.

On the first floor there is a master bedroom with a dressing room and an en-suite shower room with wash basin, shower and WC. The property features two further bedrooms and on the second floor you'll find a most useful loft room.

This house is within walking distance of popular local schools, Hanley City Centre and Festival Park.

For more information call or e-mail us.

GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Laminate flooring stairs leading to the first floor and solid wood door leading into the...

LOUNGE
15'7" in to bay x 12'0" (4.75m in to bay x 3.66m)
Laminate flooring. Radiator. UPVC double glazed bay window with fitted blind. Antique fireplace with tiled inserts and hearth and log burner stove.

KITCHEN
9'11x 8'11 (3.02mx 2.72m)
Grey laminate look tiled floor. Range of wall cupboards and base units with an off-white finish together with integrated gas hob cooker hood and double under oven. Plumbing for washing machine UPVC double glazed window. Open archway leading into the...

DINING AREA
15'10 x 10' (4.83m x 3.05m)
Laminate look vinyl flooring. High level UPVC double glazed windows to both sides of the room and UPVC double glazed double doors and windows leading out into the garden

BATHROOM/WC
8'9 x 4'7 (2.67m x 1.40m)
Tiled floor. Part tiled walls. White panelled bath with shower over wash basin. Low level WC. Stainless steel centrally heated towel rail radiator. Extractor. Walk-in under stairs storage cupboard. UPVC double glazed window.

FIRST FLOOR

LANDING
Fitted stairs and landing carpets

BEDROOM ONE
11' x 8'4 (3.35m x 2.54m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

Dressing room with UPVC double glazed window with fitted vertical blinds and Valliant gas combi boiler for central heating and hot water.

EN-SUITE SHOWER ROOM
10'11 x 5'6 wall to wall (3.33m x 1.68m wall to wall)
Fitted carpet. White low level WC wash basin and walk-in shower. Range of fitted wardrobes, drawers and cupboards. Centrally heated towel rail radiator

BEDROOM TWO
8'11 x 8'4 (2.72m x 2.54m)
Fitted carpet. Radiator. UPVC double glazed window. Useful under stairs storage cupboard.

BEDROOM THREE
9 x 5'11 (2.74m x 1.80m)
Laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Fitted wardrobe and storage cupboards

SECOND FLOOR LOFT ROOM
15'1 x 10'3 max (4.60m x 3.12m max)
PLEASE NOTE there is restricted headroom in this room.
The loft room is approached by a staircase from the landing and is complete with fitted carpet to the staircase and loft room. Two radiators and double glazed type window. Spotlights and access to under eaves storage area.

OUTSIDE
There is a tarmac driveway at the front of the house and EV charger which is available by separate negotiation with the owners.

To the rear of the property is a spectacular garden which faces south/ southwest and features two lawns, golden gravel seating area and a large deck area with mooring alongside the Trent and Mersey canal and within sight of historic Etruria locks and Etruria Industrial Museum. There are solar powered lights to the decking and external lighting and cold water tap to the property as well as an external power socket to serve the seven seat hot tub which will be included in the sale.
In addition there is a substantial storage shed.

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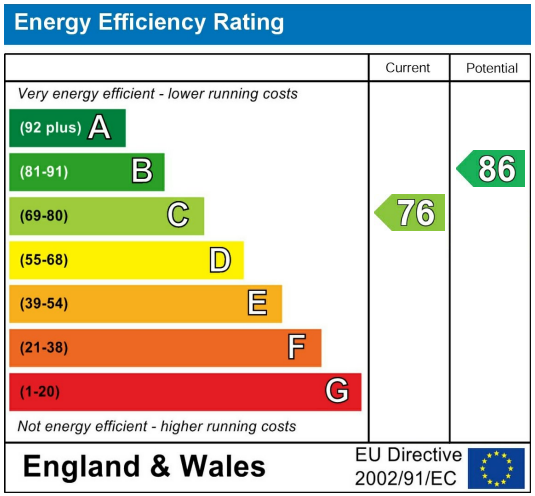
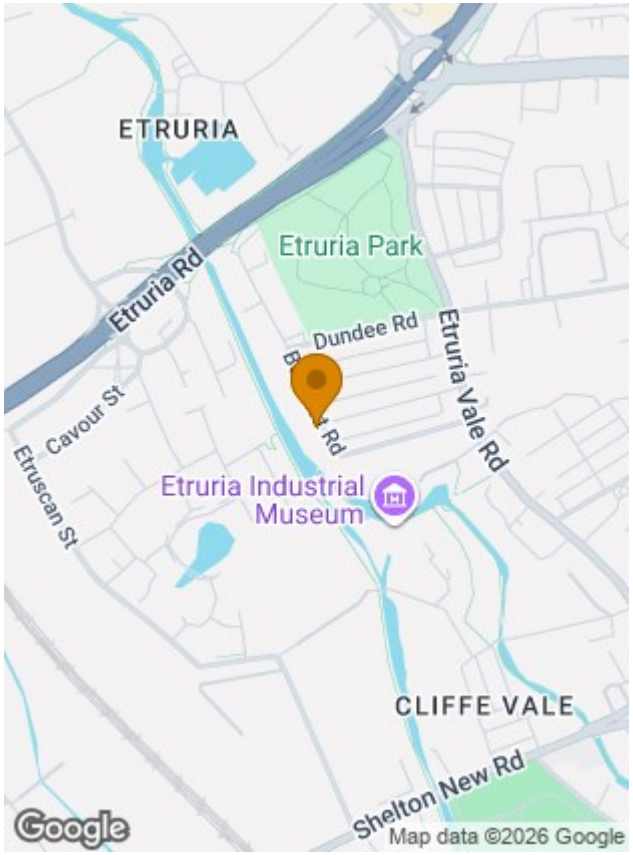

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
86
England & Wales
EU Directive 2002/91/EC


ETRURIA
Etruria Park
Etruria Rd
Dundee Rd
Etruria Vale Rd
Cavour St
Etruscan St
Etruria Industrial Museum
CLIFFE VALE
Shelton New Rd
Google
Map data ©2026 Google

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 Loft Room

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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