

Leek Road Hanley Stoke-On-Trent ST1 6AL



Offers In Excess Of £125,000



## Leek Road, Hanley, Stoke-On-Trent, ST1 6AL

The property of your dreams could be closer than you think  
But be quick because it's sure to go in a blink  
A TWO bedroom home that's spacious all through  
Perfect if you're a first time buyer wanting somewhere to move straight into  
Located on Leek Road with amenities all near  
This delightful property you will hold very dear  
If it sounds like this property is right up your street  
Call us to view and at the property we will meet!

Located on Leek Road, Hanley, this charming end town house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property is well presented and conveniently located, offering easy access to local amenities and commuter links, making it an ideal choice for modern living.

Upon entering, you are welcomed by the entrance hallway that leads to a comfortable lounge, perfect for relaxation or entertaining guests. The fitted breakfast kitchen is both practical and inviting, providing a delightful space for culinary pursuits. Additionally, the property features a convenient lobby and a separate WC, enhancing its functionality. The first floor comprises two well-proportioned bedrooms, which offer ample space for rest and personalisation. A well-appointed bathroom completes this level, ensuring that all essential facilities are readily available.

The property benefits from double glazing and central heating, ensuring warmth and comfort throughout the year. Outside, you will find delightful gardens that provide a serene outdoor space for enjoyment and leisure.

This end town house is a rare find in a popular location, and we highly recommend viewing to fully appreciate its charm and potential. Don't miss the chance to make this lovely house your new home.

### Entrance Hallway

Composite door to the front aspect. Tiled floor. Stairs off to the first floor.

### Lounge

13'6" into bay x 10'5" into alcove (4.12 into bay x 3.19 into alcove)

Double glazed bay window to the front aspect. Radiator.

### Breakfast Kitchen

11'9" x 10'4" (3.60 x 3.17)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. One and a half stainless steel sink and drainer, mixer tap. Part tiled splash backs. Double glazed window. Space for



### Lobby

Useful storage cupboard. Access to the WC. Composite door to the side aspect.

### Separate WC

Two double glazed windows. Low level WC and wash hand basin. Wall mounted gas central heating boiler.

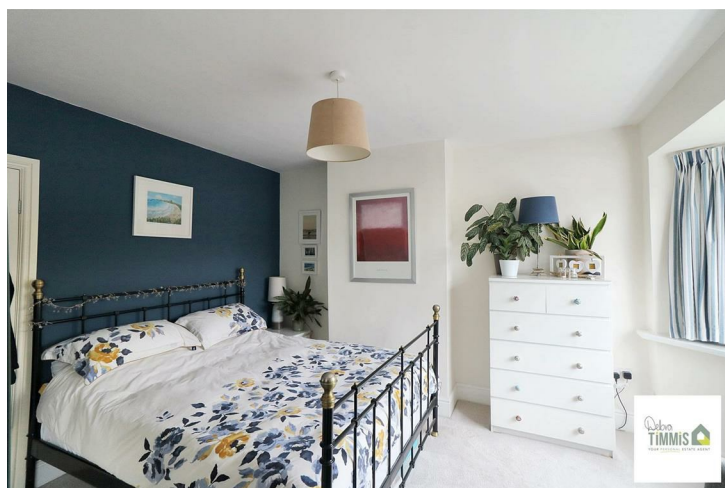
### First Floor

#### Landing

Double glazed window.

#### Bedroom One

Double glazed bay window to the front aspect. Radiator.



#### Bedroom Two

Double glazed window. Radiator.



### Bathroom

Suite comprises, three quarter bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window.





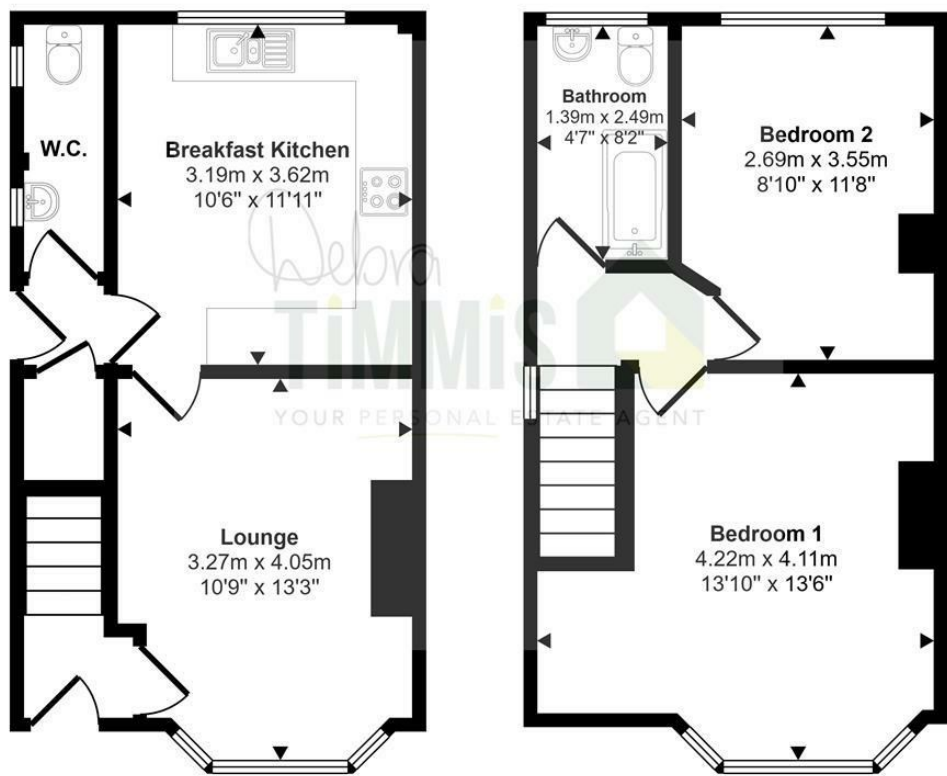
### Externally

Elevated position with steps leading to the front door. Side access to the delightful rear garden with patio seating area. Lawn garden with well stocked planted borders.





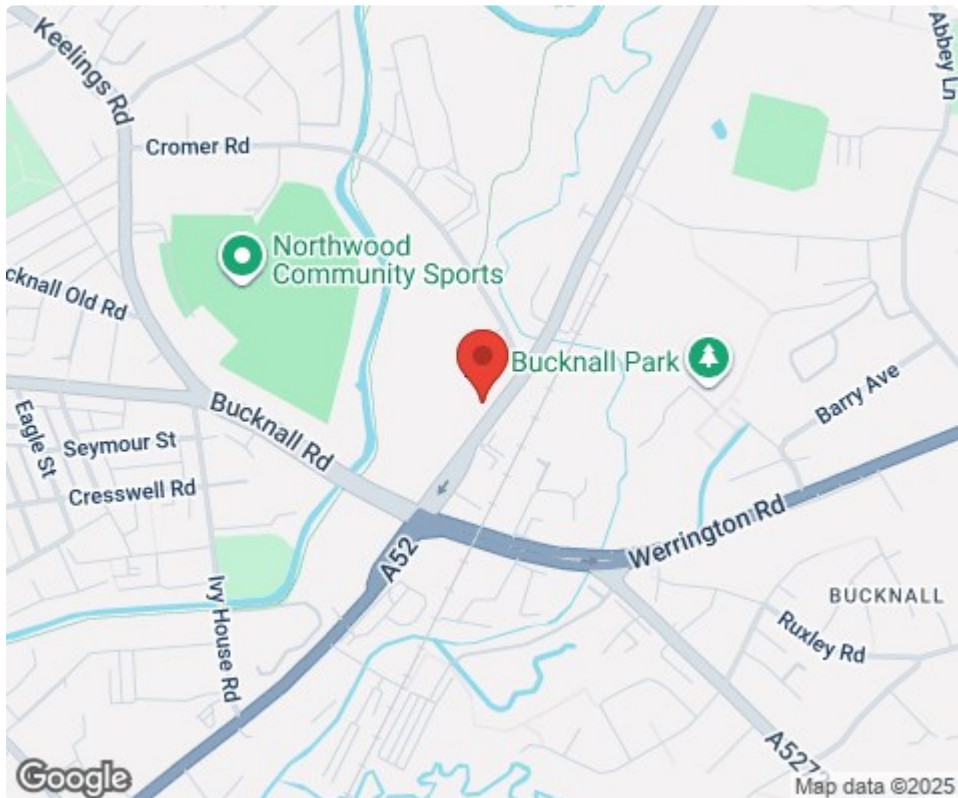
Approx Gross Internal Area  
63 sq m / 678 sq ft



Ground Floor  
Approx 31 sq m / 336 sq ft

First Floor  
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

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