



## Stoneleigh Road



Offers In The Region Of £159,950



56 Merial Street  
Newcastle under Lyme  
ST5 2AW  
01782 625734





# 1 Stoneleigh Road ST6 6JH

Located on Stoneleigh Road in Stoke-On-Trent, this three-bedroom semi-detached house. Accommodation comprises of entrance porch/hallway, spacious bay front lounge, separate dining/reception room and fitted kitchen.

One of the highlights of this property is the ground floor conversion, boasting a spacious bedroom or versatile room, complete with its own ensuite shower room. This additional space offers endless possibilities, whether it be for guests, a home office, or a peaceful retreat.

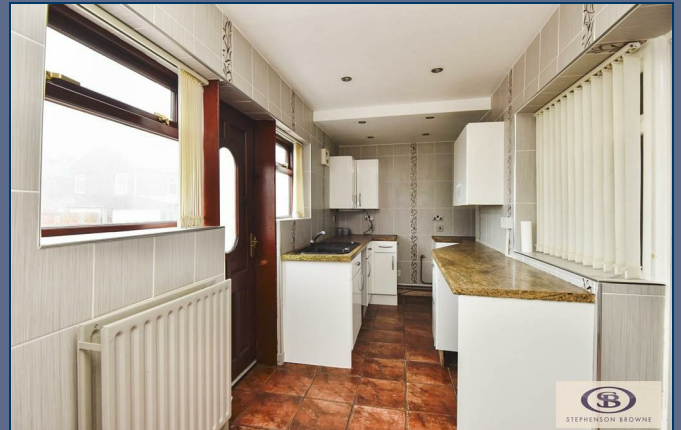
To the first floor, you will find two generously sized double bedrooms. Completing the upper level is a family bathroom suite.

Outside, the property boasts a driveway for convenient parking and a large rear garden/patio area that is low maintenance, offering the perfect space for outdoor gatherings.

With the added benefit of no upward chain, this property presents a fantastic opportunity to make it your own. While it may require some selected modernisation, this allows you to put your personal touch on the space and truly make it your own.

Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and envision the endless possibilities that this home has to offer.

Council Borough: Stoke on Trent Council  
Council Tax Band: A  
Tenure: Freehold



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Ground Floor

Porch

Hallway

Lounge 12'11" x 11'8" (3.95m x 3.57m)

Dining Room 15'1" x 9'4" (4.60m x 2.86m)

Kitchen 18'0" x 6'0" (5.51m x 1.84m)

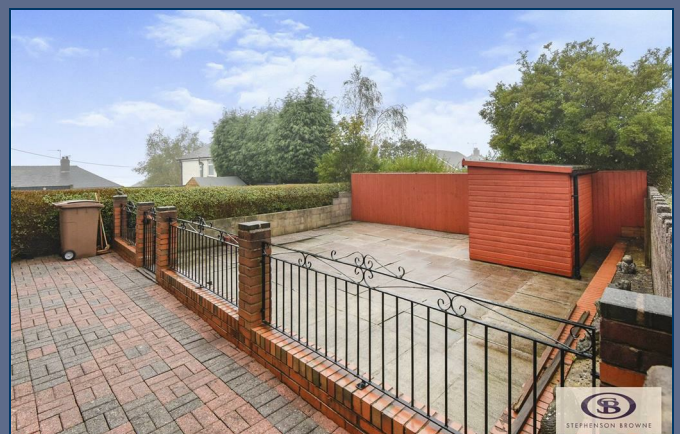
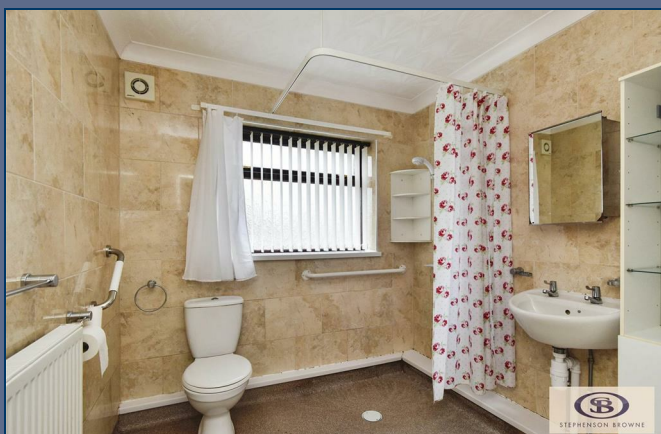
Bedroom One 19'7" x 7'9" (5.99m x 2.38m )

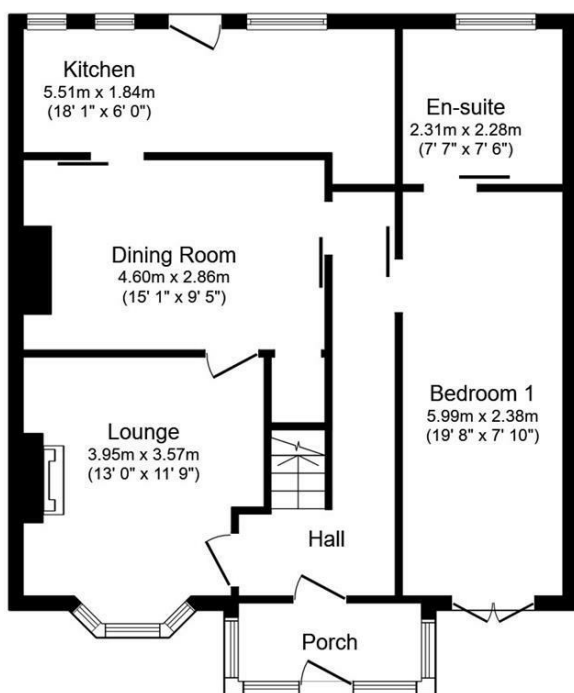
First Floor

Bedroom Two 11'8" x 9'11" (3.57m x 3.03m )

Bedroom Three 10'11" x 8'6" (3.35m x 2.61m)

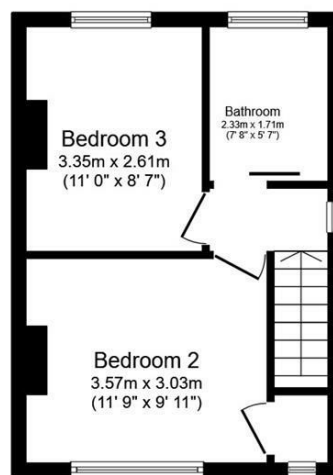
Bathroom 7'7" x 5'7" (2.33m x 1.71m)





### Ground Floor

Floor area 71.1 m<sup>2</sup> (765 sq.ft.) approx



### First Floor

Floor area 28.9 m<sup>2</sup> (311 sq.ft.) approx

Total floor area 100.0 m<sup>2</sup> (1,076 sq.ft.) approx

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