



## Leek Road, Stoke-on-Trent ST1 6AP

### Offers in excess of £90,000



2



1



2

Freehold | EPC rating: D

- Good transport links
- 2 reception rooms
- Off road parking to rear

- Close to Hanley City Centre
- 2 double bedrooms
- Ideal first time buyer or investor

# BELVOIR!

Property is personal

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## Description

A **TWO RECEPTION ROOM** and **2 DOUBLE BEDROOM** Victorian mid-terrace property with **PARKING TO REAR**. Only a short distance to Hanley Town Centre. With good transport links.

Briefly comprising two reception rooms, a well-appointed kitchen, a ground floor bathroom and two double bedrooms.

The property would suit first time buyers, families and investors alike. Landlords/investors, you could achieve a potential 9% yield (£695pcm rent minimum).

Double glazing, gas central heating and radiators throughout.

Please take a look at our 360 virtual tour and book your viewing today!

Tenure: Freehold, Council Tax Band: A, EPC: D

## Photographs



As you approach the home, you'll find a front garden with a path leading you to the front door.

### **Front reception room - 4.40 x 3.39m**

A versatile front reception room that could be a dining room or a living room. If using as a dining room, this front reception room will be able to fit a table and chairs for 6-8 people. Classically high ceilings for a Victorian property. Laminate flooring and walls painted magnolia with orange accent colour.

### **Middle reception room - 4.76 x 3.41m**

This middle reception room is neutrally decorated with a soothing grey paint and oak coloured flooring. This space is for you to create a lounge or a dining room. With window letting in light from the rear garden. Stairs to take you upstairs.

### **Kitchen - 3.57 x 1.97m**

Enjoy making meals in this galley kitchen. Offering more than enough storage despite including space for a washing machine and fridge freezer. You'll find a range of wall and base units with work surfaces over, an integrated gas hob and extractor hood, and a stainless-steel sink and mixer tap. Easy to clean and maintain we have part tiled walls and a tiled floor finishing the room. Housing the Baxi boiler. Rear access door to the garden.

### **Bathroom - 1.76 x 1.94m**

Comprising a three-piece suite in white you have a bath with shower over bath, a white pedestal hand basin with a mixer tap and a dual flush toilet. Black and white wall tiles. Black floor tiles.

**Stairs and Landing** Carpeted stairs take you upstairs to two double bedrooms.

### **Bedroom 1 - 3.73 x 3.39m**

Upstairs now and to the first of the two double bedrooms. Spacious enough for a double bed and an array of bedroom furniture. With magnolia walls and a beige carpet, this room is ready for you to put your own stamp on it.

### **Bedroom 2 - 3.49 x 3.40m**

Another neutrally decorated bedroom that will fit a double bed, wardrobes, chest of drawers and bedside tables. Alternatively bunk beds for children. Window with a view to the rear.

**Outside** To the rear of the property there is a slabbed courtyard garden with brick boundary to the side and timber wall and gate to the alleyway to the rear.

**Parking** Off road parking available to the rear of the house.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with Virgin Media, Openreach and VX Fiber and the mobile checker shows limited indoor network with major mobile phone providers Three, Vodafone and 02.

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan



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Approximate total area<sup>(1)</sup>

702.99 ft<sup>2</sup>  
65.31 m<sup>2</sup>

Reduced headroom

6.19 ft<sup>2</sup>  
0.58 m<sup>2</sup>

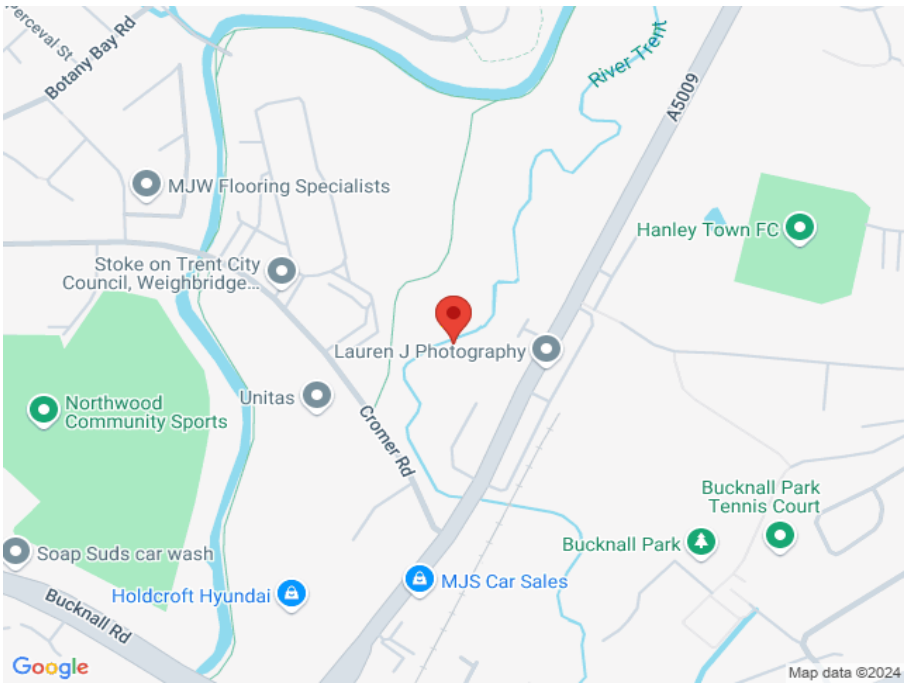
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Map



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