



## 1581 Leek Road

Carmountside, Stoke-On-Trent, ST2 8DA

I've found you a golden ticket! And its not to the Chocolate factory, I have something even sweeter to entice those taste buds! A spacious and well presented detached property on Leek Road. Boasting a lounge, fitted kitchen, dining room, conservatory and W.C. Three bedrooms, master with ensuite and a family bathroom. Externally, the property benefits from a tarmacadam driveway, providing ample off road parking, and to the rear an enclosed garden which is laid to lawn and shrubbery. Located in the popular area of Carmountside, close to local amenities and schooling, this property is the sweet delight you have been looking for. Don't delay, call and book your viewing today.

**Offers in the region of £240,000**

# 1581 Leek Road

Carmountside, Stoke-On-Trent, ST2 8DA



- SPACIOUS DETACHED PROPERTY
- CLOAKROOM
- OFF ROAD PARKING AND ENCLOSED REAR GARDEN
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- POPULAR LOCATION CLOSE TO SCHOOLING AND AMENITIES

## GROUND FLOOR

### Entrance Hall

6'1" x 4'5" (1.86 x 1.37)

A UPVC door to the side aspect and UPVC window to the side aspect. Wooden flooring.

### Cloakroom

6'2" x 3'2" (1.89 x 0.98)

Fitted with a suite comprising low level W.C. wash hand basin, tiled flooring and walls. Radiator.

### Lounge/Diner

20'6" x 11'8" (6.26 x 3.57)

A UPVC window to the rear aspect and UPVC sliding doors to the rear aspect. Gas fireplace and two radiators. Stairs to the first floor.

### Kitchen

11'10" x 9'8" (3.61 x 2.96)

A UPVC window to the front aspect. Fitted with a range of wall and base storage units with inset ceramic sink and side drainer with co ordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and space for a fridge. Radiator and boiler.

### Dining Room

11'2" x 7'10" (3.41 x 2.41)

A UPVC window to the side aspect. Radiator.

### Conservatory

9'10" x 7'3" (3.00 x 2.22)

A UPVC construction with UPVC windows to the rear and side aspect. A UPVC door to the side aspect. Tiled flooring.

## FIRST FLOOR

### Landing

7'6" x 2'10" (2.30 x 0.88)

A UPVC window to the side aspect. Stairs from the ground floor. Loft hatch access.

### Bedroom One

14'7" x 12'1" (4.45 x 3.69)

A UPVC window to the rear aspect. Radiator.

### En Suite

8'8" x 5'6" (2.66 x 1.69)

UPVC windows to the side and rear aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin and low level W.C. Fully tiled walls and shaver point. Vertical towel rail.

### Bedroom Two

10'9" x 10'2" (3.30 x 3.11)

A UPVC window to the front aspect. Radiator.

### Bedroom Three

9'3" x 9'1" (2.83 x 2.78)

A UPVC window to the front aspect. Radiator.

### Bathroom

7'1" x 6'2" (2.16 x 1.89)

A UPVC window to the side aspect. Fitted with a suite comprising bath, wash hand basin and low level W.C. Partly tiled walls and shaver point. Radiator.

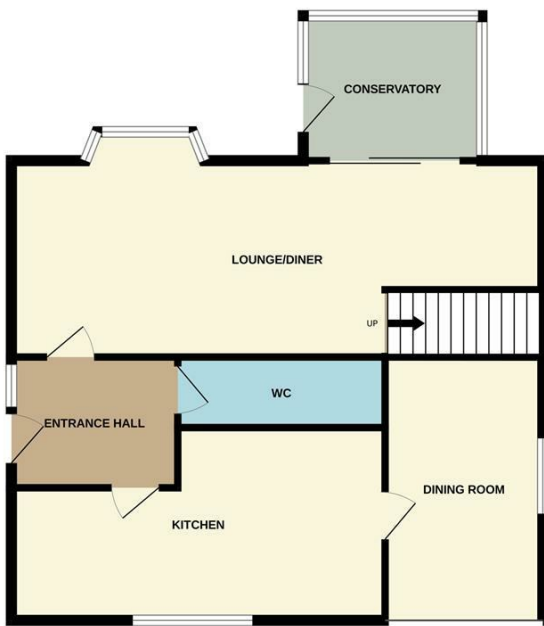
## EXTERIOR

To the front of the property there is tarmac driveway providing ample off road parking, a gate to the side of the property which leads to the rear enclosed garden which is laid to lawn and shrubbery.

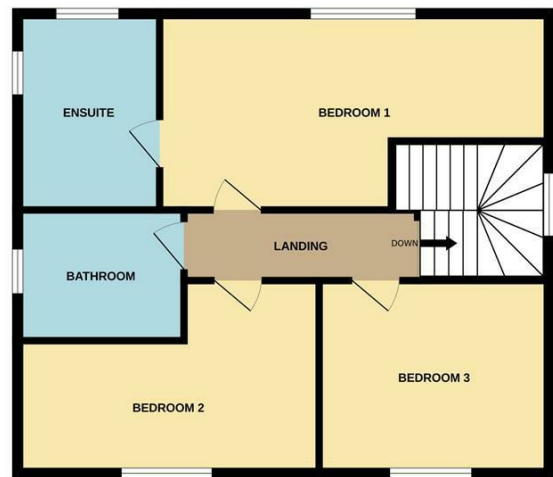


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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