



17 Kennermont Road, Stoke-On-Trent, ST2 8EU

Asking price **£185,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

'Everyone needs a house to live in, but a supportive family is what builds a home.' - Anthony Liccione

A beautifully presented three-bedroom townhouse, offering spacious and versatile living perfect for modern family life. With a stylish full-depth lounge diner, Shaker-style kitchen, flexible reception rooms, and a stunning tiered garden, this home is ready to move into. Book your viewing today and see all it has to offer!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Estate Agent's Comments

This beautifully presented three-bedroom townhouse offers spacious and flexible accommodation across two floors, ideal for modern family living. Situated in a popular residential location, the home is thoughtfully designed with a combination of style, practicality, and charm.

Upon entering, you are welcomed by a useful entrance porch, perfect for storing coats and shoes. The heart of the home is the stylish lounge diner, extending the full depth of the property. Bathed in natural light, this inviting space features French doors opening onto a stone patio, seamlessly connecting indoor and outdoor living.

The neutral Shaker-style kitchen overlooks the rear garden and benefits from a built-in breakfast bar, ideal for casual dining or morning coffee. A practical utility room provides further storage and space for appliances, while the generous separate dining room offers versatility—ideal as a formal dining space, a playroom, or a comfortable home office.

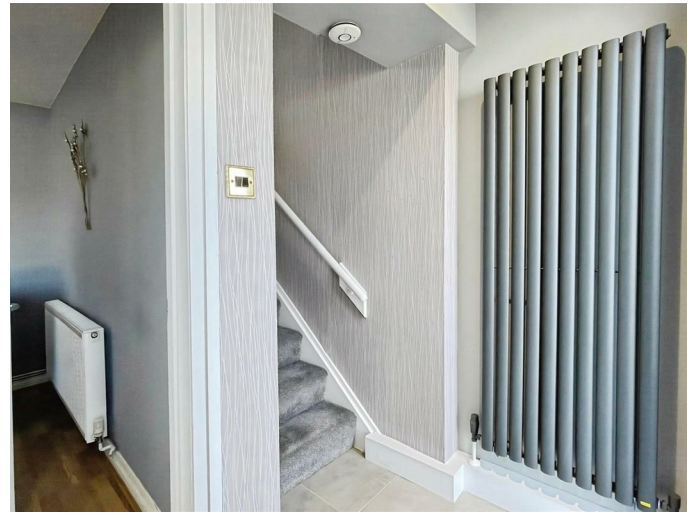
To the first floor, the home offers three well-proportioned bedrooms, including a spacious main bedroom with built-in storage. A stylish family bathroom and a separate WC add further convenience for busy households.

Externally, the property is just as impressive. To the front, a stone-paved driveway provides off-road parking. The tiered rear garden is thoughtfully landscaped, beginning with a stone patio directly accessed from the lounge—perfect for entertaining. Steps lead to two further levels featuring slate chipping borders, offering low-maintenance outdoor enjoyment.

This fantastic home blends modern living with flexible space and an attractive outdoor setting, making it an ideal choice for families, professionals, or those seeking room to grow.

Entrance Porch

3'10" x 7'7" (1.17 x 2.32)



Tiled flooring. Composite door and frosted uPVC double glazed windows to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Inset spotlights.

Lounge Diner

13'4" x max x 23'2" max (4.08 x max x 7.07 max)



Laminate flooring. uPVC double glazed window to the front aspect. Wall mounted radiator. French doors to the rear aspect. Three ceiling lights.

Kitchen

12'9" x 9'11" (3.90 x 3.04)



Tiled effect flooring. A range of shaker style wall and base units with laminate work surfaces above. Built in breakfast bar. Range style cooker. Slim line dish washer. Shaker style sink and drainer unit with mixer tap above. Built in storage cupboard. uPVC double glazed window to the rear aspect. Ceiling light.

Utility

5'5" x 5'8" (1.66 x 1.73)



Continued tiled effect flooring. uPVC door to the rear aspect. Space for washing machine, tumble dryer, and American style fridge freezer. Ceiling light.

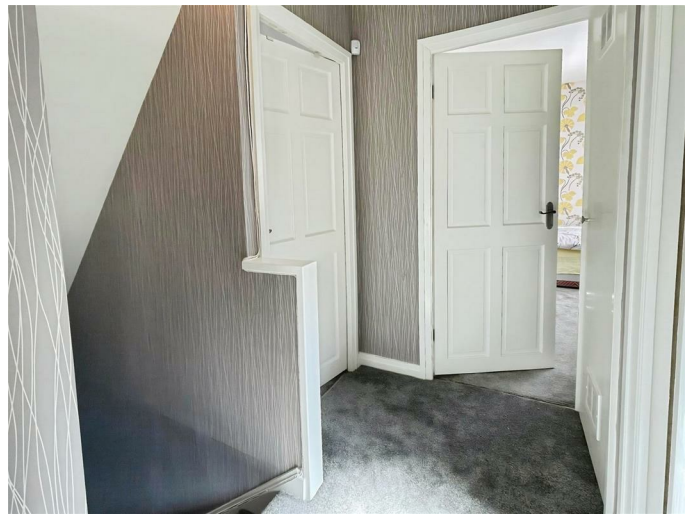
Dining Room

7'10" max x 17'7" max (2.39 max x 5.37 max)



Wood effect laminate flooring. Wall mounted radiator. Frosted uPVC door to the front aspect. Under stair's storage cupboard. Two ceiling lights.

First Floor Landing



Fitted carpet. Loft access with fitted ladder. Ceiling light.

Bedroom One

14'7" max x 10'4" (4.45 max x 3.16)



Fitted carpet. Wall mounted radiator. Two uPVC double glazed windows to the front aspect. Built in storage cupboards. Ceiling light.

Bedroom Two

7'10" x 11'9" (2.41 x 3.59)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom Three

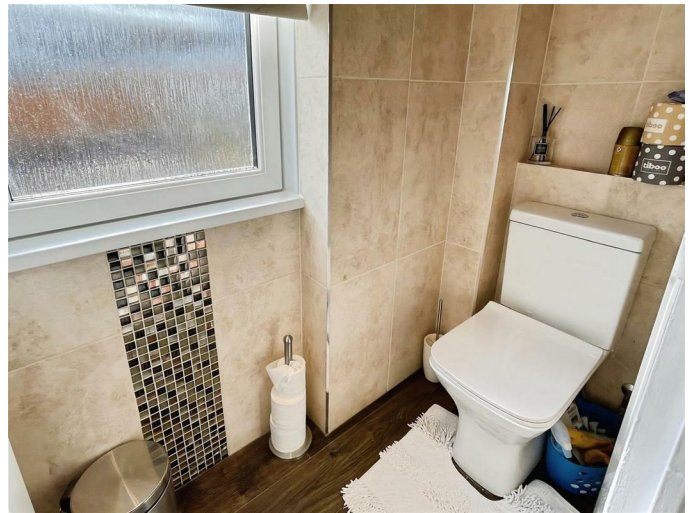
10'5" x 7'4" (3.19 x 2.26)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

WC

2'4" x 5'5" (0.73 x 1.66)



Wood effect laminate flooring. Tiled walls. Low level WC. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

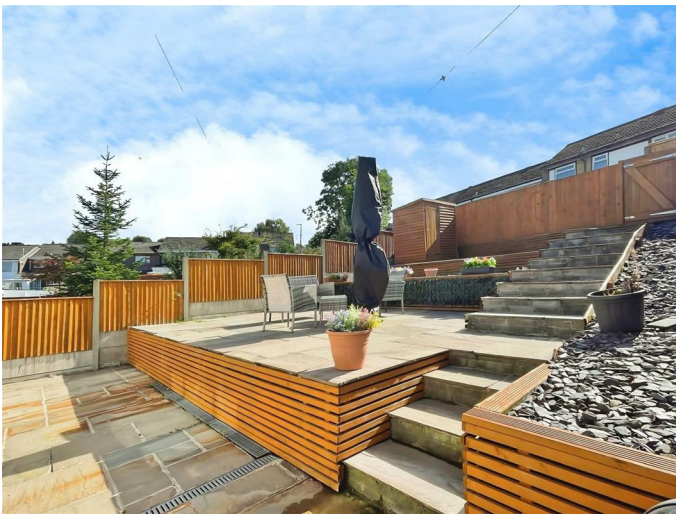
Bathroom

5'4" x 5'8" (1.64 x 1.75)



Wood effect laminate flooring. Wall mounted radiator. Tiled walls. Wash hand basin with storage underneath. Fitted bath with shower above and glass shower screen. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

Outside



To the rear of the property is an enclosed tiered garden with three levels of stone patios. There is a useful storage shed to the rear of the garden as well as slate chipping borders.

To the front of the home is a paved driveway providing parking for two vehicles.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band B

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

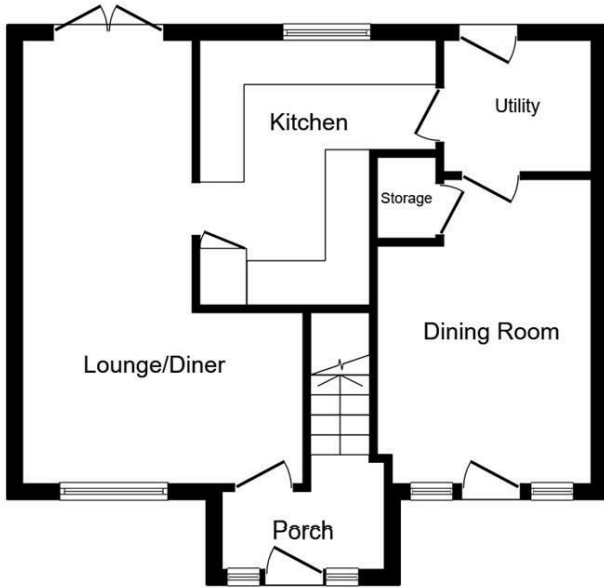
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

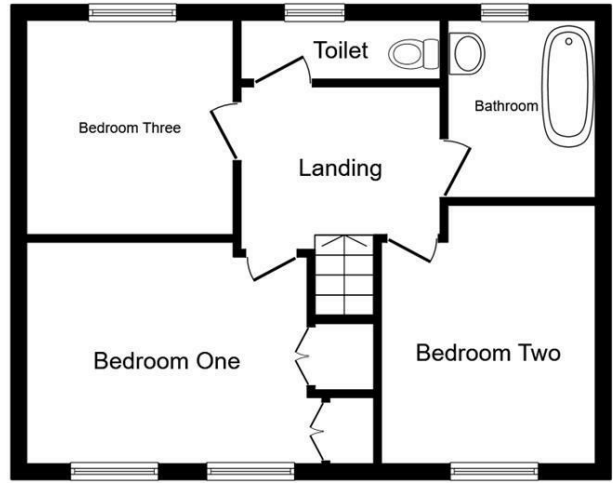
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor

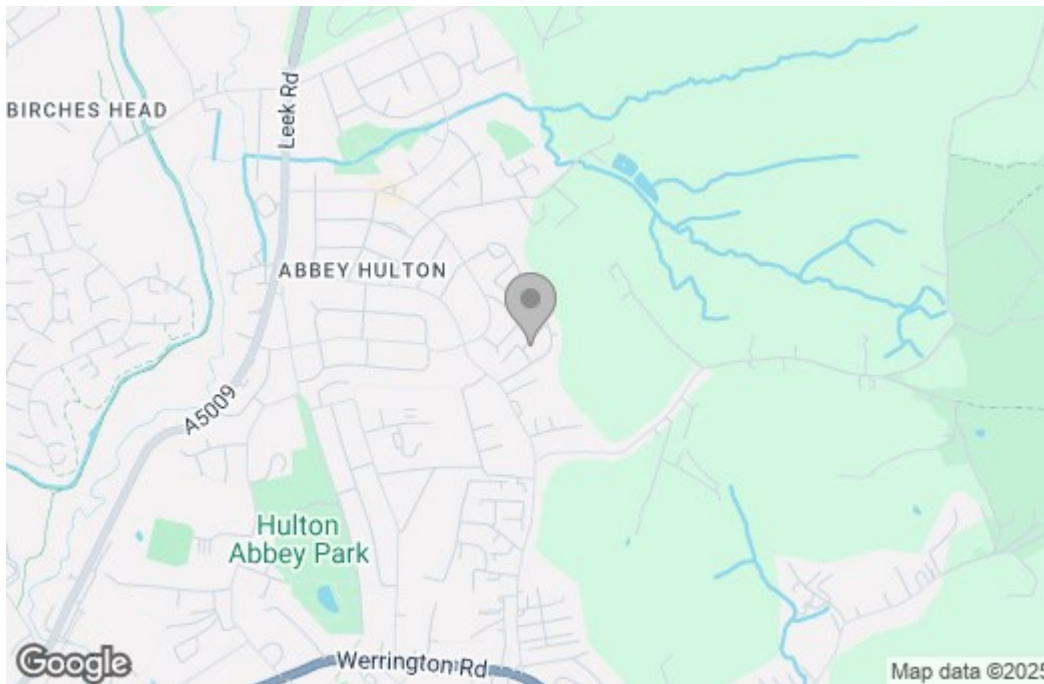


First Floor

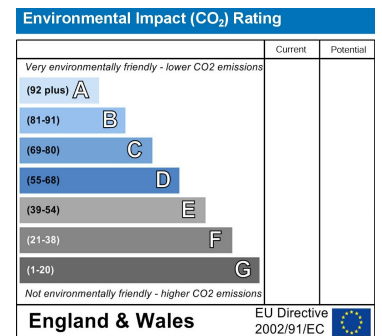
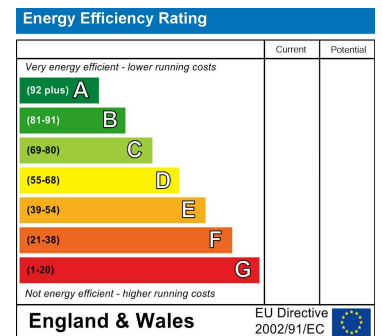


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.