



70 Leason Road

| Stoke-On-Trent | ST3 6AX

Offers over £122,500

We are pleased to present this two-bedroom semi-detached property located in Leason Road, Stoke-on-Trent.

The property consists of – Living Room, Kitchen, WC, Two Bedrooms, and a Bathroom.

This property offers well-proportioned accommodation over two floors and a good sized garden. It is situated close to major transport links such as the A50 and A520, local amenities and schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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Living Room

17'0" x 13'10"

The spacious lounge features a front aspect bay window, built-in fireplace and plank flooring.

Kitchen

17'2" x 9'5"

The kitchen is fitted storage cupboards and built-in utilities, including a double oven and hob. There are two rear facing windows, laminated flooring and a door that exits to the rear garden.

WC

There is a practical WC adjacent to the kitchen.

Bedroom 1

17'3" x 10'10"

This double bedroom features wooden flooring and two front aspect windows.

Bedroom 2

12'10" x 9'6"

This double bedroom features a rear facing window and laminated flooring..

Bathroom

The bathroom is equipped with toilet, wash hand basin, bath facilities and storage space.

Garden

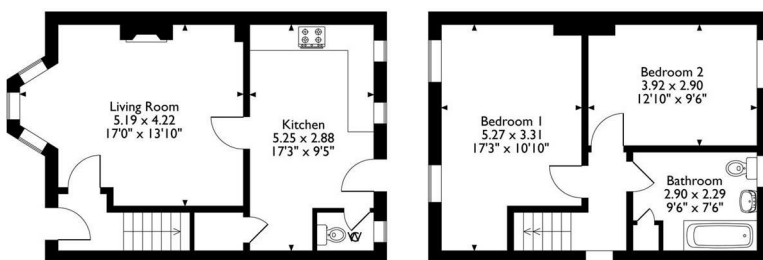
At the front of the property there is a small garden patch with lawn and shrubbery. There is also blocked paving offering off street parking and a pathway that leads to the front door. The enclosed rear garden is mostly covered with lawn and also accessible from the front at the side of the house.

Disclaimer

- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Leason Road, Stoke-on-Trent Approximate Gross Internal Area 78 Sq M / 840 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.