



1040 Leek Road
Stoke-On-Trent, ST1 6AT

Price £80,000



Here at Carters we are pleased to welcome to the market this pleasantly presented, two bedroom apartment which is available to purchase with no onward chain.

Having recently undergone a refurbishment, this lovely property would make an ideal purchase for first time buyers, downsizers and investors alike whom are looking to add to their growing portfolio. Entering the property you are welcomed into the bright and spacious, open plan living/kitchen area, boasting a modern high gloss kitchen and built in appliances. Leading off, there are two good size bedrooms and a three piece suite, family bathroom to enjoy. Externally you will find an outbuilding providing extra space for any extra storage needs as well as a designated parking space.

Situated perfectly on the outskirts of town, there are excellent local amenities to enjoy, with the likes of eateries, shops and supermarkets just around the corner. The property also benefits from being a short drive away from Staffordshire University, Hanley Town centre and access to major transport links.

We strongly recommend an early viewing to avoid any disappointment.

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Living/Kitchen Area

13'11 x 12'11 (4.24m x 3.94m)

Two UPVC double glazed windows and UPVC double glazed entrance door to the front elevation.

High gloss base, drawers and wall units. Work surfaces incorporating inset stainless steel sink with a single drainer and mixer tap. Built in electric oven, hob and extractor fan. Laminate tiled flooring. Partially tiled walls. Integrated dishwasher. Plumbing for a dryer. Television point. Radiator. Storage cupboard with space and plumbing for a washing machine and fridge/freezer.

Bedroom One

10'9 x 7'5 (3.28m x 2.26m)

UPVC double glazed window to the rear elevation. Laminate tiled flooring. Radiator.

Bedroom Two

10'9 x 6'0 (3.28m x 1.83m)

UPVC double glazed window to the rear elevation. Laminate tiled flooring. Radiator.

Bathroom

UPVC double glazed window to the rear elevation. Three piece suite comprising panelled bath with electric shower above. Pedestal wash hand basin. Low level W/C. Tiled floor. Partially aqua panel walls. Radiator.

Exterior

Allocated parking space.

Additional Information

We are led to believe the property is leasehold and Council tax band A.

Leasehold details

975 Years remaining

£99.00 yearly for the ground rent

£340.88 yearly for the lease

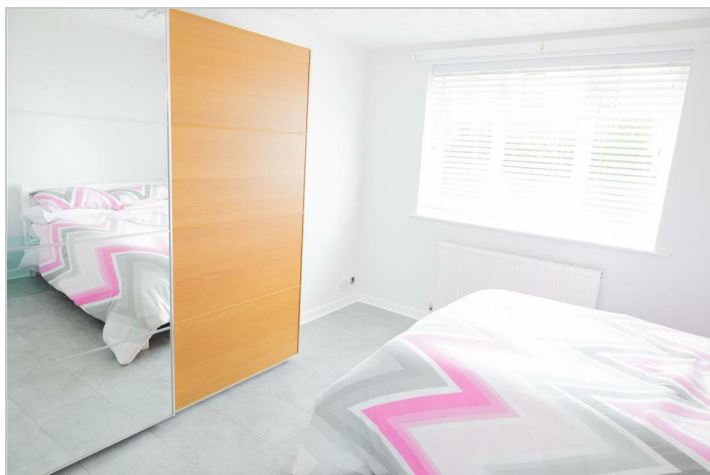
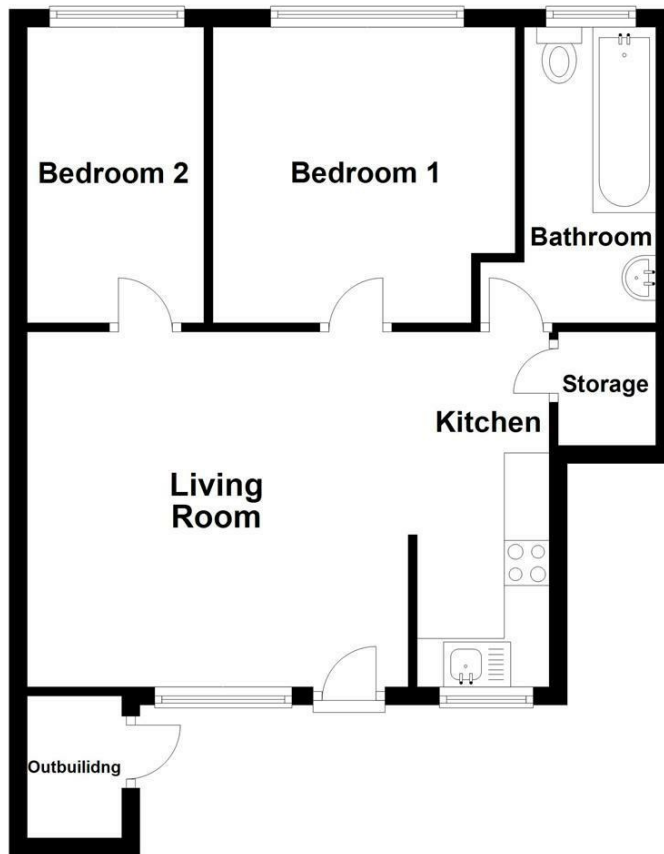
We have been advised that the property has a capped mineshaft within the vicinity. If you require further details please contact the office.

Services

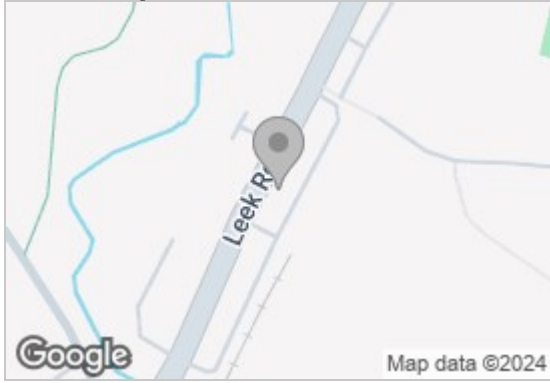
The main services of gas, electric, water and drainage are all connected to the mains. Broadband Fibre.

Please note: services and appliances have not been tested by the agent.

Ground Floor



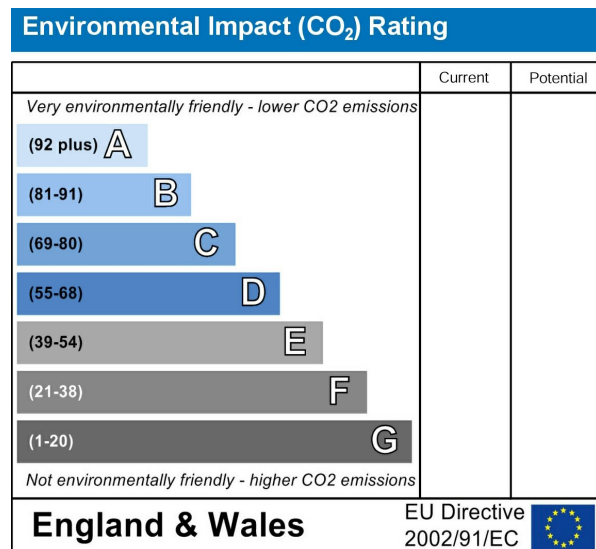
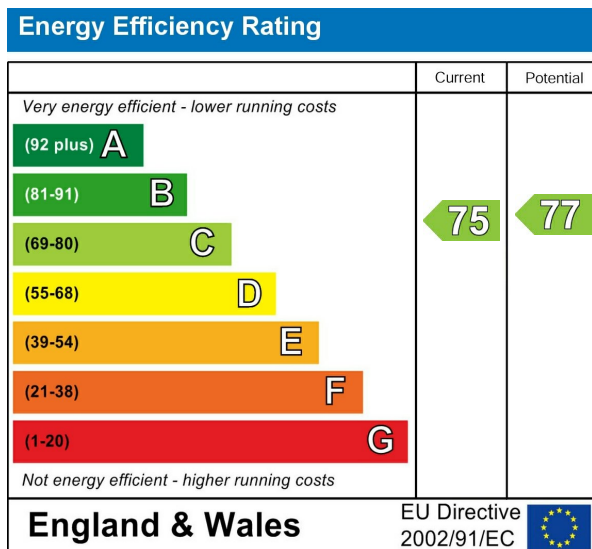
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.

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