

4 Leighton Close, Stockton Brooke,
Stoke-on-Trent, ST9 9NG



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Asking Price: £230,000



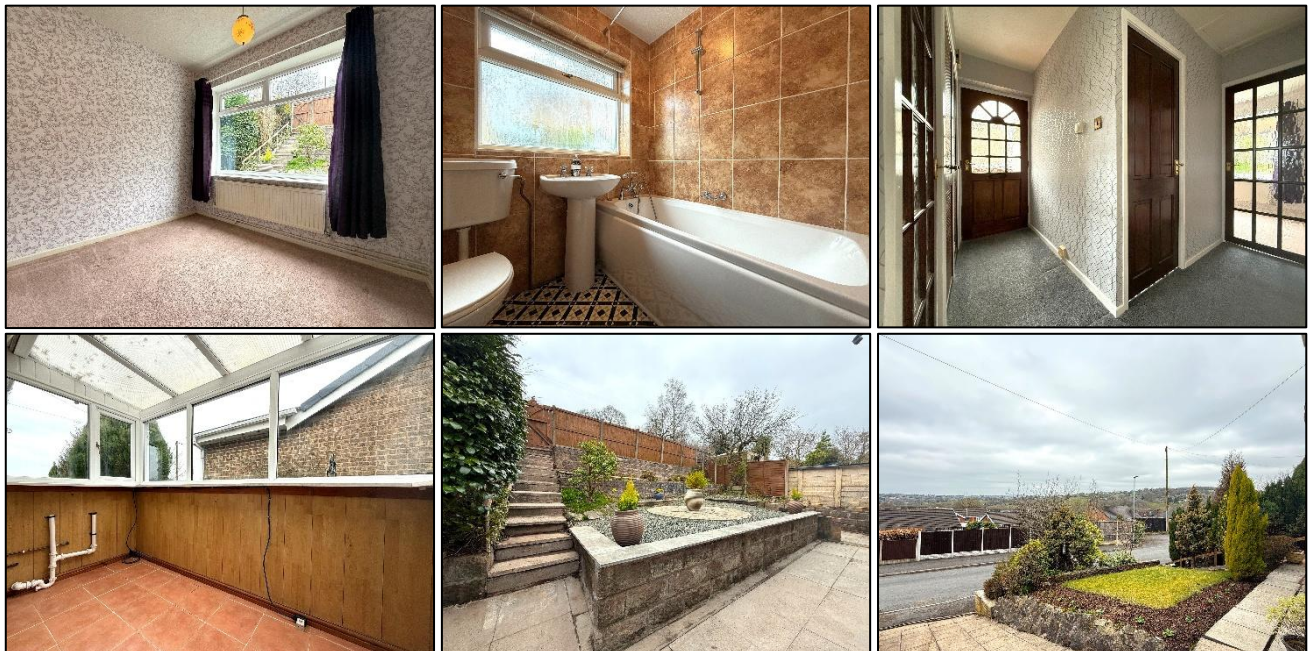


We are delighted to offer to market with no upward chain this much loved two bedroom detached bungalow with driveway parking, garage and low maintenance gardens. Boasting an elevated position with stunning views over the city and open countryside situated within a quiet cul-de-sac in ever desirable Stockton Brook. The property is conveniently located for nearby amenities, excellent schools and good commuter links/bus routes this property must be viewed to be fully appreciated.

Comprising of porch/ utility room, hallway, fitted kitchen, living room, two good size bedrooms and bathroom with white suite. The property benefits from uPVC double glazing & gas central heating throughout.

Externally: driveway parking in front of a single garage, a tiered garden and path leading around to an enclosed rear garden bordered by mature trees and shrub beds.

Tenure: Freehold



Accommodation briefly comprising of:

Porch/ Utility Room: 9'6" x 4'6" max (2.92m X 1.42m) uPVC/ glass exterior door & double glazed windows over brick wall, exterior wooden door leading to hallway, plumbing point, radiator.

Hallway: internal doors leading kitchen, living room, bathroom and bedrooms, built-in storage cupboard, emersion cupboard, ceiling fitted loft access.

Kitchen: 11'2" x 6'9" max (3.41m x 2.09m) uPVC double glazed window to front elevation, a range of matching base and wall units, stainless steel sink & taps, freestanding electric oven point, Worchester system boiler, radiator.

Living Room: 15'9" x 11'6" max (4.86m x 3.53m) uPVC double glazed bay window to front elevation, electric fire & feature fireplace, radiator.

Bedroom One: 11'7" x 10'1" max (3.57m x 3.07m) uPVC double glazed window to rear elevation, radiator.

Bedroom Two: 8'5" x 7'3" max (2.59m x 2.24m) uPVC double glazed window to rear elevation, radiator.

Bathroom: 5'7" x 5'4" max (1.73m x 1.69m) uPVC double glazed window to side elevation, white suite comprising of pedestal sink & chrome taps, bath & chrome mixer tap/ shower head, low level flush toilet, radiator

Council Tax Band B

Note: Services, appliances and heating system have not been tested by the agent and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

