



## 1036 Leek New Road, Stockton Brook, Stoke-On-Trent, ST9 9NT

Offers Over £185,000

- Semi detached property
- Fully refurbished
- 2 double bedrooms
- First floor shower room
- Large sitting / dining room
- Driveway for 2 vehicles
- Council tax band B
- Furniture available by separate negotiation
- NO CHAIN!



# 1036 Leek New Road, Stoke-On-Trent ST9 9NT

Selling with NO CHAIN, Whittaker and Biggs are delighted to offer to the market this semi-detached property in the charming area of Stockton Brook. This beautifully refurbished house on Leek New Road offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat.

The immaculate sitting / dining room exudes warmth and style, making it a perfect space for relaxation or entertaining guests. The high-quality refurbishment throughout the house ensures that every corner reflects a contemporary aesthetic, while still maintaining a welcoming atmosphere.

The property boasts a well-appointed shower room, designed with both functionality and elegance in mind. The kitchen is equally impressive, providing a delightful space for culinary pursuits.



Council Tax Band: B



## Ground Floor

### Entrance

4' x 3'5"

UPVC double glazed door to the rear, radiator.

### WC

4'8" x 2'11"

UPVC double glazed window to the side aspect, low level WC, gas fired wall mounted Baxi combi.boiler

### Kitchen

10'2" x 9'8"

Max measurement

UPVC double glazed bay window to the rear, base units, walnut worktop and up stands, four ring gas hob, electric fan assisted oven, extractor hood, space and plumbing for a washing machine, ceramic Butler sink, black mixer tap, space for a free standing fridge freezer, radiator, inset ceiling spotlights.

### Sitting / Dining Room

20'5" x 11'10"

Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, two radiators, stairs to the first floor, understairs storage.

## First Floor

## Landing

8'11" x 2'9"11"

Over stairs open storage.

### Bedroom One

11'9" x 10'11"

UPVC double glazed window to the frontage, radiator.

### Shower Room

8'11" x 5'6"

UPVC, double glazed window to the side aspect, walk in shower enclosure, black fittings, rain fall shower head, vanity wash hand basin, black mixer tap, low level macerator WC, extractor fan, inset ceiling spotlights.

### Bedroom Two

9'10" x 7'10"

UPVC double glaze window to the rear radiator.

## Loft

Boarded, pull-down-ladder, light.

## Externally

To the frontage, driveway for two cars, gravelled area, fence boundary.

To the rear, gravelled courtyard, wall and fence boundary.

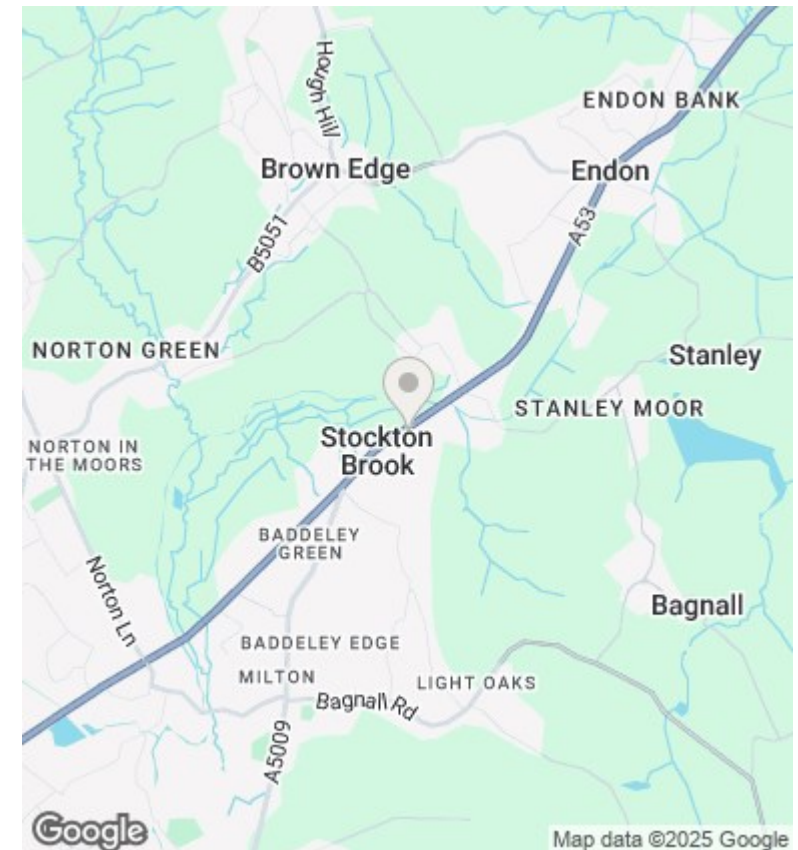








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 