



820 Leek New Road, Stoke-On-Trent, Staffordshire, ST2 7HY

Offers In The Region Of £245,000

- Semi detached property
- Fully refurbished to a high standard
- Detached garage and private driveway for up to 4 vehicles
- Council tax band C
- 3 bedrooms
- Immaculate throughout
- Double glazing and combi boiler
- Dual aspect sitting / dining room
- Low maintenance rear garden
- Useable loft space

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Whittaker & Biggs are delighted to offer to the market this charming three-bedroom house that offers a perfect blend of modern living and comfort. Built in 1970, the property has been fully modernised to a high standard, ensuring that it meets the needs of contemporary lifestyles while retaining its character.

Upon entering, you are welcomed into a dual aspect sitting and dining room, which is bathed in natural light, creating a warm and inviting atmosphere. This spacious area is perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is tastefully designed, offering a serene space for unwinding after a long day.

One of the standout features of this property is the useable loft space, which presents an excellent opportunity for additional storage or even a creative workspace. Outside, the property is equally impressive, with parking available for up to five vehicles, including a detached garage and a driveway that can



Council Tax Band: C



Ground Floor

Hall

12'5" x 6'8"

Max measurement.

Composite door with side light windows to the frontage, stairs to the first floor, radiator.

Sitting / Dining Room

23'6" x 10'9"

Max measurement.

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, 2x radiators, marble hearth, wood surround (log burner NOT included).

Kitchen

9'10" x 8'10"

Max measurement.

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, Beko ceramic induction hob, Beko electric fan assisted oven, extractor hood, composite sink and a half with drainer, chrome mixer tap, integral Bosch dishwasher, integral fridge freezer, anthracite vertical column radiator.

Utility

3'7" x 2'5'3"

Space and plumbing for a washing machine.

First Floor

Landing

6'11" x 6'7"

Max measurement.

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

8'4" x 6'11"

Max measurement.

UPVC double glazed window to the frontage, panel bath, brass mixer tap, shower over, brass fittings, rainfall shower head, hand held shower, glass shower screen, vanity wash hand basin, brass mixer tap, low level WC, airing cupboard housing the Glow Worm combi boiler, wall storage cupboard, fully tiled, tiled floor, inset ceiling spotlights, brass ladder radiator.

Bedroom One

10'1" x 10'7"

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

Bedroom Two

10'11" x 10'8"

Max measurement.

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

9'1" x 7'10"

UPVC double glazed window to the rear, fitted wardrobe, radiator.

Loft Space

Boarded and carpeted, fitted wardrobes, radiator, light, pull-down-ladder.

Externally

To the frontage / side aspect, block paved driveway suitable for four cars, gated access to the rear, wall and fence boundary, mature shrubs.

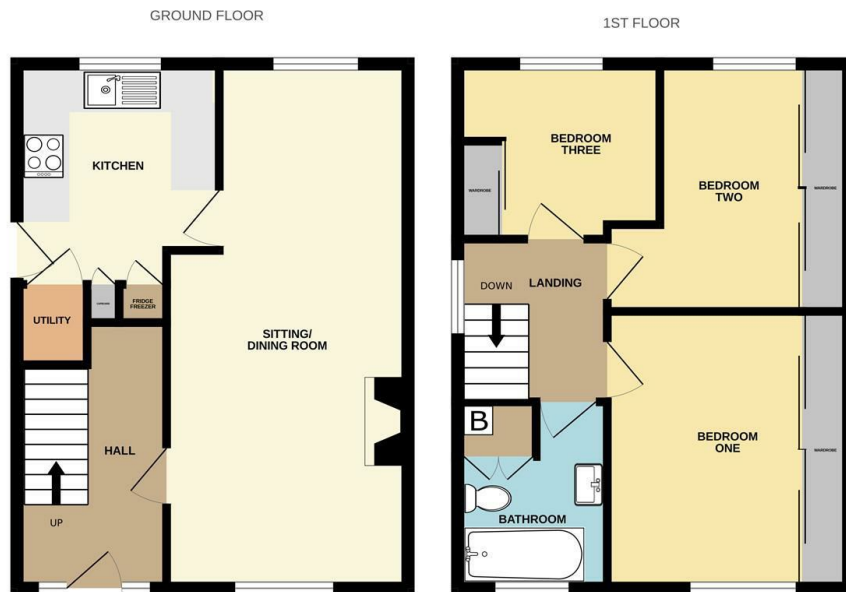
To the rear, block paved, decked area, wood pergola, hedge boundary, garage.

Garage

Detached, brick construction, metal up-and-over door, power and light.

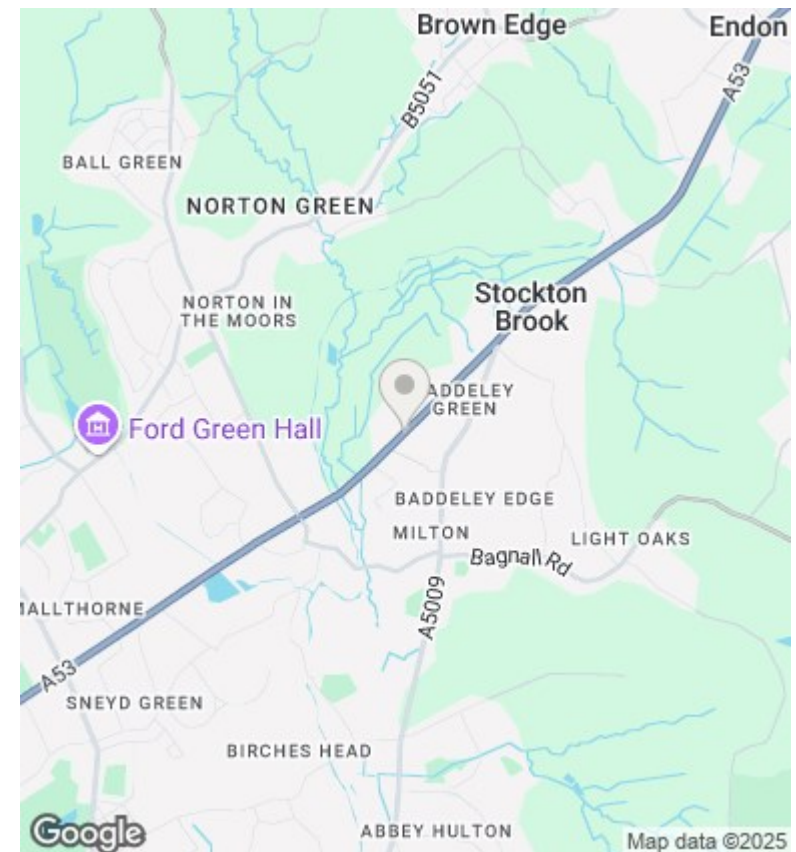






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

C

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