

## Old Police House Leek Road, Waterhouses, Stoke-On-Trent, Offers In The Region Of £335,000

- Semi detached property
- Two reception rooms
- Large first floor bathroom
- NO CHAIN!
- Characterful home
- Three bedrooms
- Garage and off road parking
- Stone built cottage
- Log burner
- Council tax band C



# Old Police House Leek Road, Stoke-On-Trent ST10 3HW

Whittaker & Biggs are pleased to offer to the market this semi-detached, three bedroom stone cottage situated in the sought after area of Waterhouses.

Living space is comprised of a hall, two reception rooms, kitchen, rear hall and WC to the ground floor, whilst to the first floor are three bedrooms and a family bathroom.

The kitchen is equipped with a good range of units and includes a Belling five ring range cooker with extractor hood over. Beyond the kitchen is a utility area, WC and rear hallway.

A contemporary white suite can be found in the spacious bathroom which has a bath and a separate shower enclosure. Within the bathroom is a walk-in airing cupboard which has shelving and houses the hot and cold water tanks.

The property is double glazed throughout and is heated by a boiler behind the log burner.

Externally, to the frontage is a charming garden which is mainly laid to lawn and has a dry stone wall. To the side is a timber shed and room for garden furniture. Additionally, there is a garage with off road parking to the side of the neighbouring property.



Council Tax Band: C



## Ground Floor

- Size : -

### Hall

3'5" x 33'10"

UPVC double glazed door to the frontage, stairs to the first floor, tiled floor. -

Size : - 3' 5" x 33' 10" (1.03m x 10.3m)

### Reception One

13'9" x 13'10"

UPVC double glazed window to the frontage, log burner with slate hearth and brick surround, back boiler, under stairs storage, built in storage cupboard. -

Size : - 13' 9" x 13' 10" (4.20m x 4.21m)

### Reception Two

13'9" x 12'8"

UPVC double glazed window to the frontage, open fire, tiled hearth and brick surround. - Size : - 13' 9" x 12' 8" (4.20m x 3.85m)

### Kitchen

13'7" x 6'1"

UPVC double glazed window to the rear, units to the bae and eye level, Belling five ring range cooker, extractor hood, stainless steel sink and drainer, chrome mixer tap, radiator. - Size : - 13' 7" x 6' 1" (4.13m x 1.86m)

### Utility

6'7" x 5'0"

UPVC double glazed window to the rear, work surface, space and plumbing

for a washing machine, space for a free standing fridge freezer. - Size : - 6' 7" x 5' 0" (2.00m x 1.52m)

### Rear Hall

10'1" x 6'7" Max measurement

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, radiator, loft hatch. - Size : - 10' 1" x 6' 7" (3.08m x 2.00m) Max measurement

### WC

4'9" x 2'11"

UPVC double glazed window to the rear, low level WC. - Size : - 4' 9" x 2' 11" (1.46m x 0.89m)

### First Floor

- Size : -

### Bedroom One

13'11" x 13'4"

UPVC double glazed window to the frontage, fitted wardrobes, radiator, loft hatch. - Size : - 13' 11" x 13' 4" (4.25m x 4.07m)

### Bedroom Two

16'7" x 9'2" Max measurement

UPVC double glazed window to the frontage, radiator. - Size : - 16' 7" x 9' 2" (5.06m x 2.80m) Max measurement



### Bedroom Three

9'8" x 7'1"

UPVC double glazed window to the side aspect, radiator. - Size : - 9' 8" x 7' 1" (2.94m x 2.16m)

### Bathroom

10'5" x 7'1"

UPVC double glazed window to the rear, shower enclosure, electric Triton shower, panel bath, chrome taps, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator and standard radiator, fully tiled, airing cupboard housing the hot and cold water tanks, shelving. - Size : - 10' 5" x 7' 1" (3.17m x 2.16m)

### Externally

To the frontage, dry stone wall, lawned area, mature trees and shrubs.

To the side, dry stone wall, timber arch, space for garden furniture.

To the rear, dry stone wall, metal coal bunker, timber shed. - Size : -

### Garage

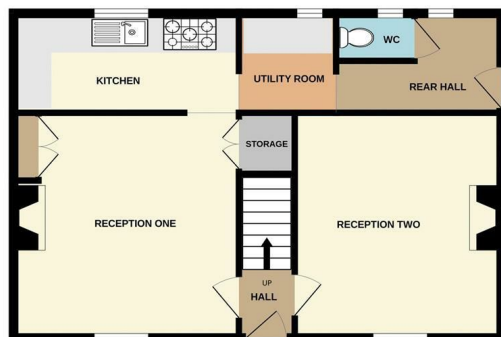
Wood double doors, power and light. - Size : -







GROUND FLOOR



1ST FLOOR



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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 54      |           |
| (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                     |         |           |