



Leek New Road, Stockton Brook, ST9 9NX.
OIRO £325,000

Whittaker
& Biggs

Est. 1930

Leek New Road, Stockton Brook, ST9 9NX.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this semi-detached, three bedroom property that has been fully renovated and extended to the rear to create an open plan kitchen/living/dining space. There is also planning permission in place for a double story side extension. The home is situated in a popular location and is within the catchment area of Endon schools.

The property is comprised of a porch, entrance hall, WC, sitting room with log burner and an open plan kitchen/dining/living space to the ground floor whilst to the first floor are three bedrooms and a bathroom.

The open plan kitchen/living/dining area is over six metres in length and features under floor heating, an island unit, two skylights and bi-fold doors that fully open to reveal the garden beyond ensuring this space is flooded with light.

Integral appliances include a Lamona microwave, Indesit washing machine and a Hotpoint dishwasher. A Cuisine Master range cooker and Hi-Sense American fridge freezer are available by separate negotiation.

A contemporary suite with shower can be found in the first floor bathroom.

To the frontage is an imprinted concrete driveway with a detached garage, an area laid to gravel and a dry stone wall.

Externally to the rear is a patio, an area laid to lawn, and mature trees and shrubs.

Selling with NO CHAIN, viewing is highly recommended to appreciate this home's open plan living space and high quality renovation throughout.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Porch 6' 0" x 2' 7" (1.84m x 0.80m)

UPVC double glazed door with sidelight and transom windows to the frontage.

Hall 12' 10" x 6' 0" (3.90m x 1.84m)

Original wood glazed door with transom and sidelight window to the frontage, original floor tiles, stairs to the first floor, radiator, WC.

WC 5' 10" x 2' 4" (1.78m x 0.72m)

UPVC double glazed window to the side aspect, low level WC, vanity wash hand basin, chrome mixer tap, black ladder radiator.

Sitting Room 16' 10" x 10' 10" (5.13m x 3.30m) Max measurement

UPVC double glazed bay window to the frontage, log burner with slate hearth and wood lintel, radiator.

Kitchen/Living/Dining 20' 4" x 16' 2" (6.19m x 4.94m)

Aluminium bi-fold doors to the rear, UPVC double glazed window to the side aspect, 2 x Fakro skylights, units to the base and eye level, under floor heating, island unit, wood worktops, Cuisine Master five ring range cooker (available by separate negotiation), integral Lamona microwave, integral Indesit washing machine, integral Hotpoint dishwasher, Hi-Sense American fridge freezer (available by separate negotiation), ceramic butler sink, chrome mixer tap, concealed Glow Worm combi boiler, space for a dining table and chairs, space for seating, inset ceiling spotlights, 3 x pendant lights.

First Floor

Landing 8' 8" x 6' 0" (2.65m x 1.82m)

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

Bathroom 6' 5" x 6' 0" (1.96m x 1.83m)

UPVC double glazed window to the rear, panel bath, black mixer tap, shower over, black rainfall shower head and handheld shower attachment, vanity wash hand basin, black mixer tap, low level WC, black ladder radiator, extractor fan, part tiled.

Bedroom One 10' 11" x 10' 10" (3.33m x 3.29m)

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

Bedroom Two 10' 11" x 10' 10" (3.32m x 3.29m)

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bedroom Three 6' 6" x 5' 11" (1.97m x 1.81m)

UPVC double glazed window to the frontage, radiator.

Externally

To the frontage, imprinted concrete driveway, dry stone brick wall, fence and hedge boundary, area laid to gravel, gated access to the rear, garage.

To the rear, patio, area laid to lawn, hedge and fence boundary, raised area.

Garage

Brick construction, wooded double doors, UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the rear, power and light.

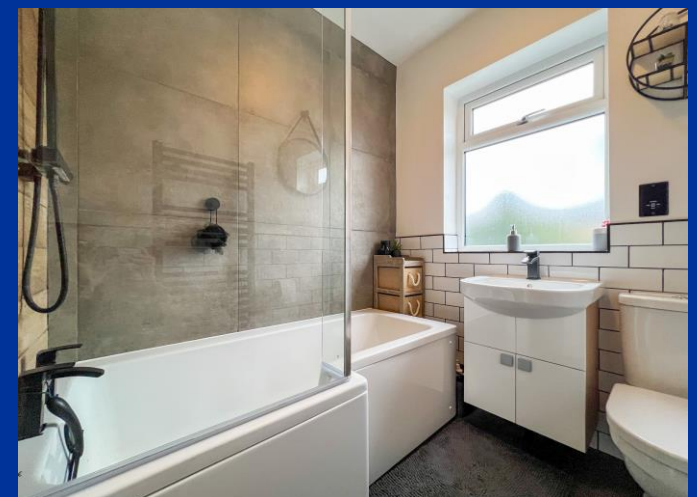


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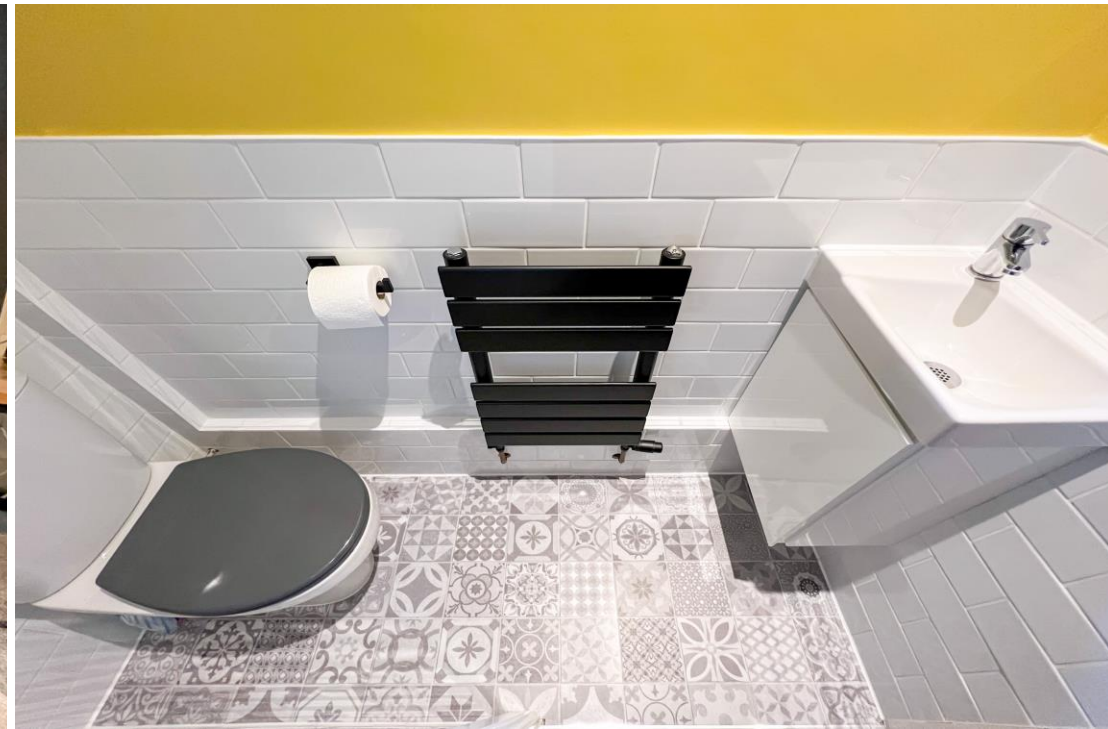
Council Tax Band: C

EPC Rating: D

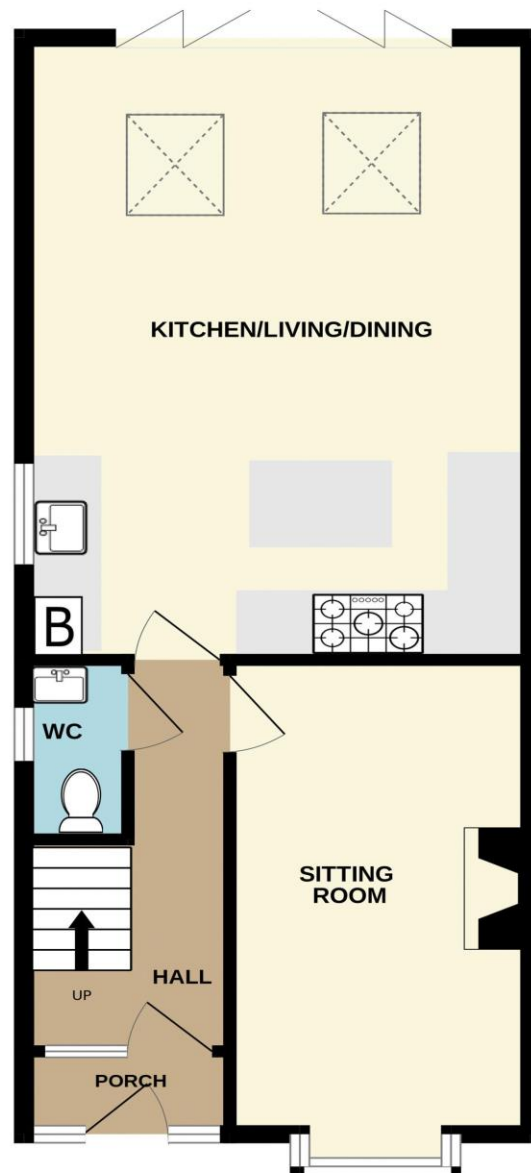
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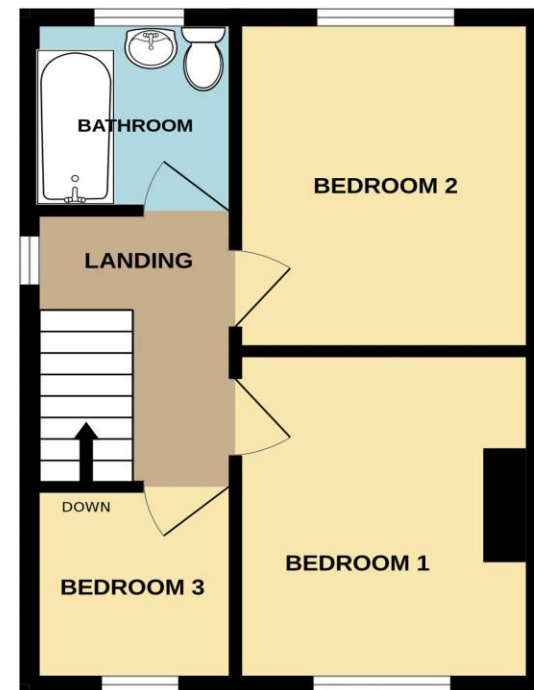




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights proceed straight over into Broad Street, follow this road over the mini roundabout opposite Morrison's supermarket and continue on the A53 Newcastle Road. Following the road out of the town passing the villages of Longsdon, Endon, into Stockton Brook where the property is located on the left hand side.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent and is on the main bus route to Stoke and Leek. The property is in the catchment of popular local schools and canal walks are on the doorstep.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

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