

## Leek Road Hanley Stoke-On-Trent ST1 6AL



**Offers In The Region Of £120,000**



## Leek Road, Hanley, Stoke-On-Trent, ST1 6AL

Here is a property that's not to be missed! -  
So be quick to make sure you're on our viewing list -  
A deceptively spacious house, an ideal investment for you -  
With TWO BEDROOMS and open-plan lounge/diner too -  
There's a good sized garden at the rear and block paved area at the front -  
All in a popular location, perfect if you're on a property hunt -  
All this is available with NO UPWARD CHAIN -  
We're ready to show you around come sun or rain!

On Leek Road in the vibrant area of Stoke-On-Trent, this charming end town house presents an excellent opportunity for those seeking a comfortable home close to local amenities and convenient commuter routes. The property boasts a welcoming entrance porch that leads into a hallway, setting the tone for the rest of the home. The open-plan lounge and dining room provide a versatile space, perfect for both relaxation and entertaining. The fitted kitchen is functional and ready for your personal touch, while a separate WC adds to the practicality of the ground floor. Upstairs, you will find two well-proportioned bedrooms, complemented by a first-floor bathroom that caters to your everyday needs.

Outside, the property features gardens to both the front and rear, offering a delightful space for outdoor enjoyment or potential landscaping projects. With no upward chain, this home is ready for you to make it your own. While some general updating is required, this presents a fantastic opportunity to personalise the space to your taste.

Viewing is essential to fully appreciate the potential this property holds. Whether you are a first-time buyer or looking to invest, this end town house is a promising choice in a popular location.

### Entrance Porch

With access into the hallway.

### Hallway

Radiator. Stairs off to the first floor.

### Open-Plan Lounge/Diner

#### Lounge Area

Double glazed bay window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Archway to the dining area.

#### Dining Area

Feature surround inset and hearth housing gas fire. Radiator.



### Lobby

With side door access. Access to the WC and storage cupboard.

### Separate WC

Double glazed window. Low level WC. Radiator. Tiled floor.

### Kitchen

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half ceramic sink, mixer tap. Part tiled splash backs. Wall mounted gas central heating boiler. Space for cooker. Extractor hood. Plumbing for automatic washing machine. Tiled floor. Double glazed window.

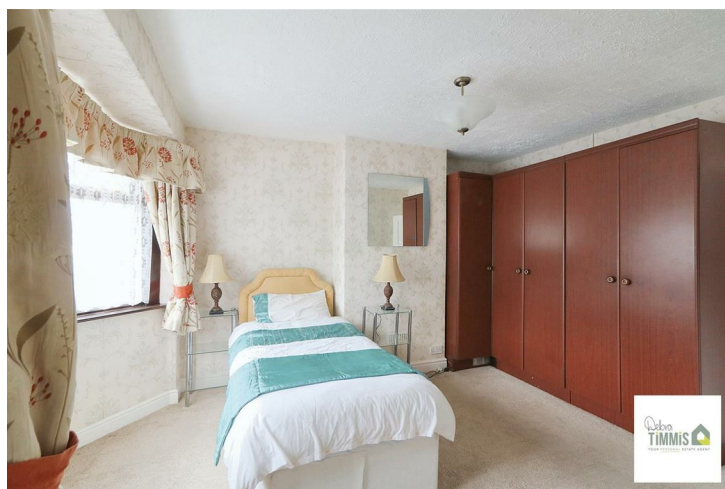
### First Floor

#### Landing

Double glazed window to the side aspect. Loft access. Radiator.

#### Bedroom One

Double glazed window to the front aspect. Radiator.



#### Bedroom Two

Double glazed window. Radiator. Store cupboard.

### Bathroom

Suite comprises, panelled bath with mains shower over, pedestal wash hand basin and low level WC. Heated towel rail. Tiled walls. Double glazed window.





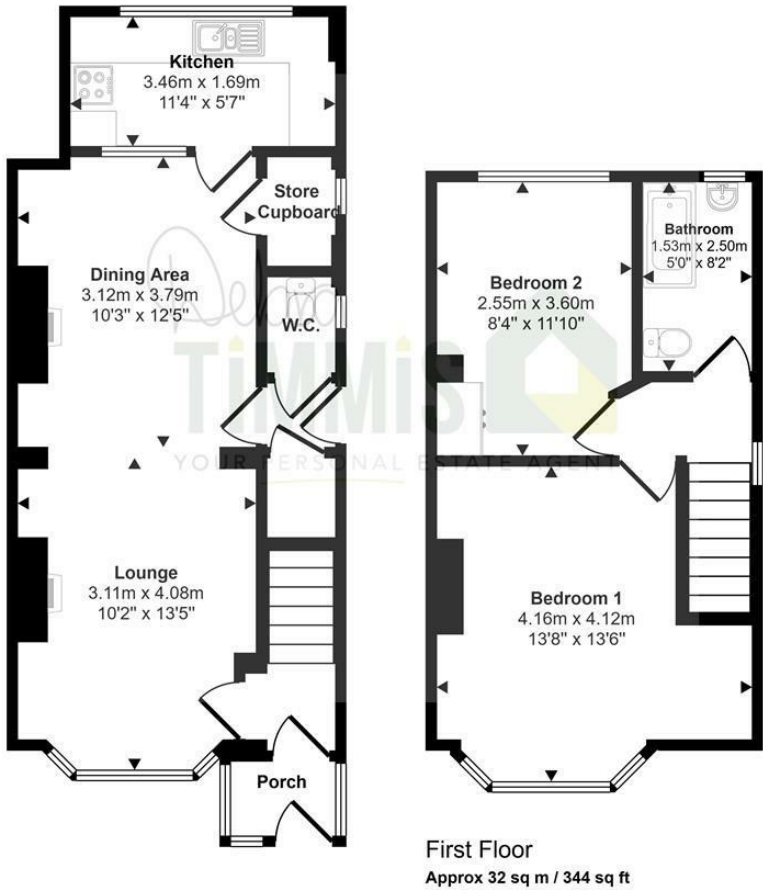
### Externally

Folding gates with access to a block paved area, steps with access to the front elevation. Gated side access to the enclosed rear garden. To the rear aspect there is a patio seating area. Lawn garden with well stocked planted borders.





Approx Gross Internal Area  
73 sq m / 782 sq ft



Ground Floor  
Approx 41 sq m / 438 sq ft

First Floor  
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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