

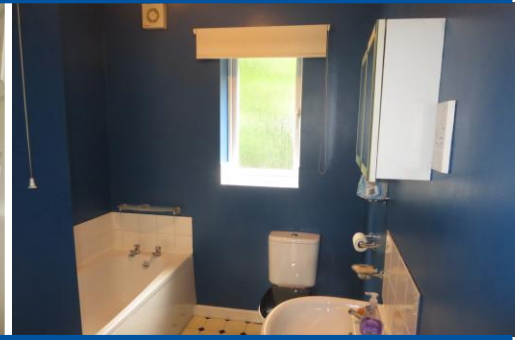


Leek Road | Hanley | Stoke-on-Trent | ST1 6AT

£82,500

**IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OPPORTUNITY!**

This well presented, two bedroom first floor floor flat is conveniently situated within easy reach of local amenities, commuter and transport networks. The accommodation comprises entrance hall, open plan living space with lounge/diner and kitchen areas, two bedrooms and a bathroom. Gas central heating, upvc double glazing and allocated parking. No upward chain, viewings are strongly recommended.



## Property Description

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### ENTRANCE HALL

Entrance door and staircase leading to the open plan living area.

### OPEN PLAN LIVING AREA

#### KITCHEN AREA

8' 9" x 7' 2" (2.67m x 2.18m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine. Part tiled walls, wood effect laminate flooring and upvc double glazed window.

#### LOUNGE / DINING AREA

15' 8" x 10' 8" (4.78m x 3.25m) Radiator, television point, loft access, wood effect laminate flooring and upvc double glazed windows.

#### MASTER BEDROOM

13' 4" x 9' 8" (4.06m x 2.95m) Fitted wardrobes with matching drawers and bedside cabinets. Radiator, wood effect laminate flooring and upvc double glazed window.

#### BEDROOM TWO

10' 1" x 6' 4" (3.07m x 1.93m) Radiator and upvc double glazed window.

### BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Radiator, extractor fan and upvc double glazed window.

### EXTERIOR

Brick built storage shed, allocated parking space and communal gardens.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

#### Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

#### Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

#### Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

#### Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

#### AGENTS NOTES

This is a leasehold property and we have been advised that there are 974 years remaining on the lease. Service Charge is £340.88 per annum & Ground Rent £99 per annum. We recommend all interested parties clarify these figures with their solicitor.



## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements