

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



1049 Leek Road, Hanley, Stoke-On-Trent, ST1 6AP

£140,000

- Beautifully Renovated Accommodation
- Separate Lounge and Dining Room
- GF Shower Room + FF Bathroom
- Delightful Garden
- Lots Of Space
- Three Bedrooms
- SF En-Suite Cloak/WC
- No Chain!

## SUPERB FINISH, EXTENSIVE ACCOMMODATION AND THREE BEDROOMS!

Totally renovated from top to bottom to an exceptionally high standard and offering accommodation that you would only expect to find in properties costing tens of thousands of pounds more!

Step inside 1049 Leek Road and you feel miles away from the hustle and bustle of the main road outside. The lounge at the front of the property offers a log burner type stove and an open plan staircase leading to the first floor. The kitchen is impressive, beautifully fitted and features a gas range cooker as well as integrated appliances, there is a separate dining room including double doors leading into the garden and even a beautifully appointed ground floor shower room.

Head up to the first floor and you will find two spacious bedrooms and magnificent family bathroom with period style features including a claw foot roll top bath and on the second floor of the property there is another large bedroom... This time featuring its own en-suite cloak with WC.

To the rear of the house is a simply charming sun trap garden with decking and lawned area.

This is a house that you will not believe until you see it!

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### PORCH/HALL

Composite double glazed front door. UPVC double glazed window. Laminate flooring. Radiator. Door leading into....

### LOUNGE

13'0 x 12'10" into bay (3.96m x 3.91m into bay )

Laminate flooring. UPVC double glazed bay window with fitted white venetian blinds. Feature brick fireplace and chimney breast with log burner type stove. Two antique style radiators. Stairs leading to the first floor. Original style coving and ceiling rose. Walk in under stairs storeroom with radiator and laminate flooring.

### IMPRESSIVE KITCHEN

13'2 x 13'0" (4.01m x 3.96m)

Laminate flooring. Antique style radiator. UPVC double glazed window. Gas range cooker within a brick chimney breast. Shaker style fitted kitchen with a moss green paint effect finish, concealed lighting, island unit/breakfast bar and integrated washing machine. Space for integrated dishwasher and a tall fridge/freezer. Part tiled walls.

### DINING ROOM

11'0 x 6'8" + bay (3.35m x 2.03m + bay )

Laminate flooring. Antique style radiator. UPVC double glazed double doors with fitted blinds leading out into the garden.

### SUPBERB SHOWER ROOM

7'7 x 6'0" (2.31m x 1.83m)

White low level WC, basin within a fitted unit and a corner rain head shower. Tall radiator. UPVC double glazed window with fitted blinds and timber double glazed Velux window. Extractor.

## FIRST FLOOR

## LANDING

Radiator. Stairs to second floor.

### BEDROOM ONE

14'1 x 10'2" (4.29m x 3.10m)

Laminate flooring. Radiator. UPVC double glazed window with white venetian blinds. Picture rail.

### BEDROOM TWO

13'1 x 8'0" (3.99m x 2.44m)

Laminate flooring. Radiator. UPVC double glazed window. Potterton wall mounted gas combi boiler.

### MAGNIFICANT BATHROOM

13'3 x 6'4" (4.04m x 1.93m)

With period fixtures and fittings including a claw foot roll top bath with shower fitting, pedestal wash basin and high level WC, UPVC double glazed window with fitted blinds. Antique style radiator. Grey laminate look vinyl flooring

## SECOND FLOOR

There is a radiator at the bottom of the staircase leading to the second floor and to....

### LOFT SPACE

19'0 x 13'4" (5.79m x 4.06m)

NB. There is limited head room in places.

Laminate flooring. Two timber double glazed Velux windows with integral blinds. Radiator.

### EN-SUITE CLOAKROOM/WC

White low level WC and wash basin.

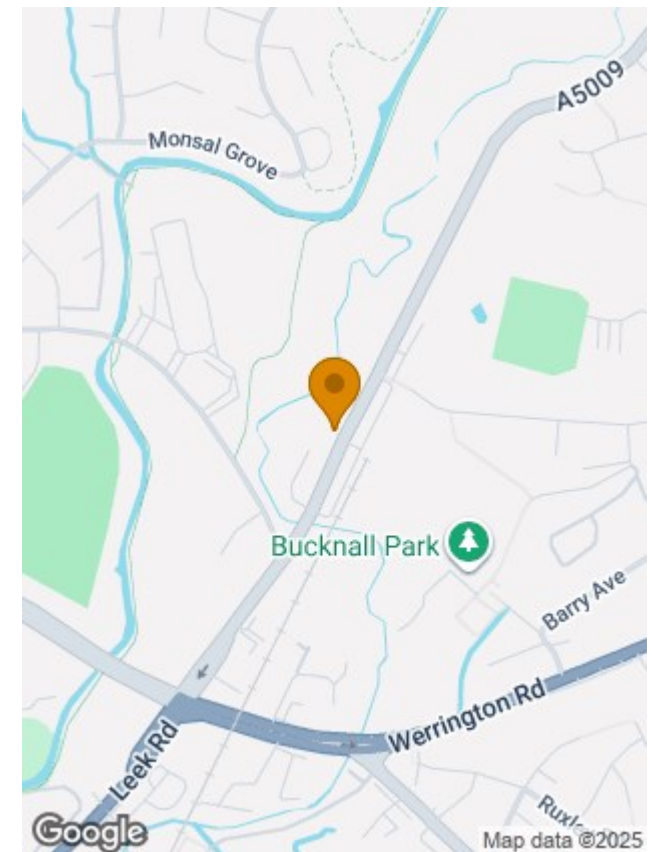
## OUTSIDE

There is space to park off road at the front of the house and a simply lovely sun trap garden to the rear with decking and lawned area. There is also an outside heater, power socket, light and tap.





| 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>                            |                            | 79        |
| (55-68) <b>D</b>                            | 66                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



## MATERIAL INFORMATION

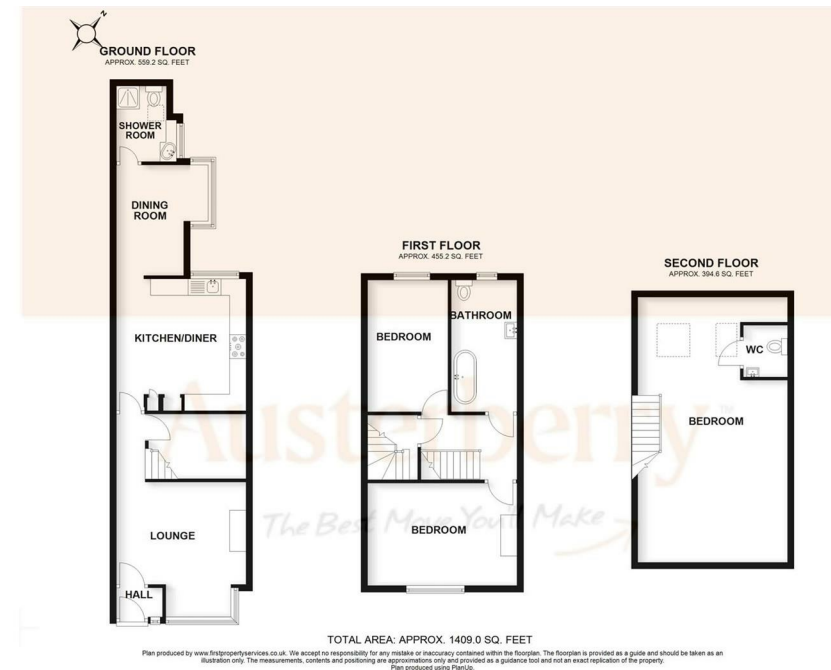
Tenure - Freehold

Council Tax Band - A



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry™**  
the best move you'll make