



## 1064 Leek New Road, Stockton Brook, Stoke-On-Trent, ST9 9NT

Asking Price £395,000

- Attractive semi-detached family home arranged over three spacious floors
- Modern family bathroom serving the first-floor accommodation
- Convenient ground floor WC
- Ideal family home combining generous accommodation with a practical and versatile layout
- Impressive principal bedroom suite occupying the top floor with en-suite shower room
- Two versatile reception rooms offering flexible living and entertaining space
- Garage providing secure parking and additional storage
- Two further well-proportioned bedrooms located on the first floor
- Fitted kitchen complemented by a separate utility room
- Private driveway offering off-road parking



# 1064 Leek New Road, Stoke-On-Trent ST9 9NT

Whittaker & Biggs would like to welcome you to this semi-detached family home on Leek New Road, presenting an excellent opportunity for those seeking a spacious and versatile living environment. Arranged over three generous floors, the property boasts a well-designed layout that caters to modern family life.

Upon entering, you will find two versatile reception rooms that provide ample space for both relaxation and entertaining. These rooms can easily adapt to your family's needs, whether you require a cosy lounge, a formal dining area, or a playroom for the children. The natural light that floods these spaces creates a warm and inviting atmosphere.

The principal bedroom suite occupies the top floor, offering a private retreat complete with an en-suite shower room. This arrangement ensures a sense of privacy and comfort, making it an ideal sanctuary for parents. Additionally, the home features two further bedrooms, perfect for children, guests, or even a home



Council Tax Band: D



## Ground Floor

### Hall

Composite double glazed feature door to the side elevation, double glazed window above, UPVC and feature single glazed sash window to the side, radiator, stairs to the first floor, cornicing.

### Dining Room

15'10" x 13'8" max measurement

Wood double glazed window to the front, dado rail, cornicing, feature gas fire with a slate style surround, wood mantle, radiator.

### Living Room

15'10" x 11'9"

Glazed sash window to the side, glazed sash window to the rear, wood burning stove, wood mantle, parquet flooring, cornicing, understairs storage cupboard with a light.

### Kitchen

11'6" x 8'4"

Range of fitted units to the base and eye level, stainless steel one and a half sink with drainer, chrome mixer tap, four ring Neff hob, extractor fan, integral slimline dishwasher, marble style up stands and work surfaces, integrated electric fan assisted oven and grill, inset downlights, chrome heated ladder radiator, glazed wood sash window, extractor.

### Utility Room

7'7" x 9'2" max measurement

Space for a freestanding fridge freezer, washing machine and dryer, UPVC double glazed window and door to the side, UPVC double glazed window to the rear.

## WC

4'5" x 3'1"

Low-level WC, wall-mounted sink, UPVC double-glazed window to the rear.

## First Floor

### Landing

Stairs to the second floor, inset downlights.

### Bathroom

11'4" x 8'3"

Corner shower cubicle with chrome fitment, low level WC, roll top bath on claw feet, chrome mixer tap, shower head, pedestal wash hand basin, UPVC double glazed window to the rear, radiator, airing cupboard housing the immersion heated tank.

### Bedroom Two

12'8" x 11'8"

Wood sash glazed window to the rear, over stairs storage cupboard, radiator.

### Bedroom Three

13'10" x 9'1" max measurement

Double glazed wood windows to the front, radiator, inset downlights.

## Second Floor

### Bedroom One

18'9" x 11'3" max measurement

Velux windows to the front and rear, blackout blinds, UPVC double glazed windows to the side, radiator.



### En-suite

9'1" x 5'11"

Built-in cistern WC, wall-mounted sink, corner shower cubical, chrome fitment, Velux window to the rear with blackout blind, traditional style radiator, inset downlights, extractor.

### Externally

To the frontage, tarmacadam driveway, hedged boundary, walled boundary, fence boundary, gravel area, well-stocked borders, access to the garage, gated access to the rear garden.

To the rear, Indian stone patio, outside water tap, raised decked area with feature fencing, steps to the upper tier, Indian stone patio, walled boundary, fence boundary, area laid to lawn, barked area of mature plants and trees.

### Garage

17'10" x 10'2"

Concrete sectional construction, up-and-over door, door to the side, light and power.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

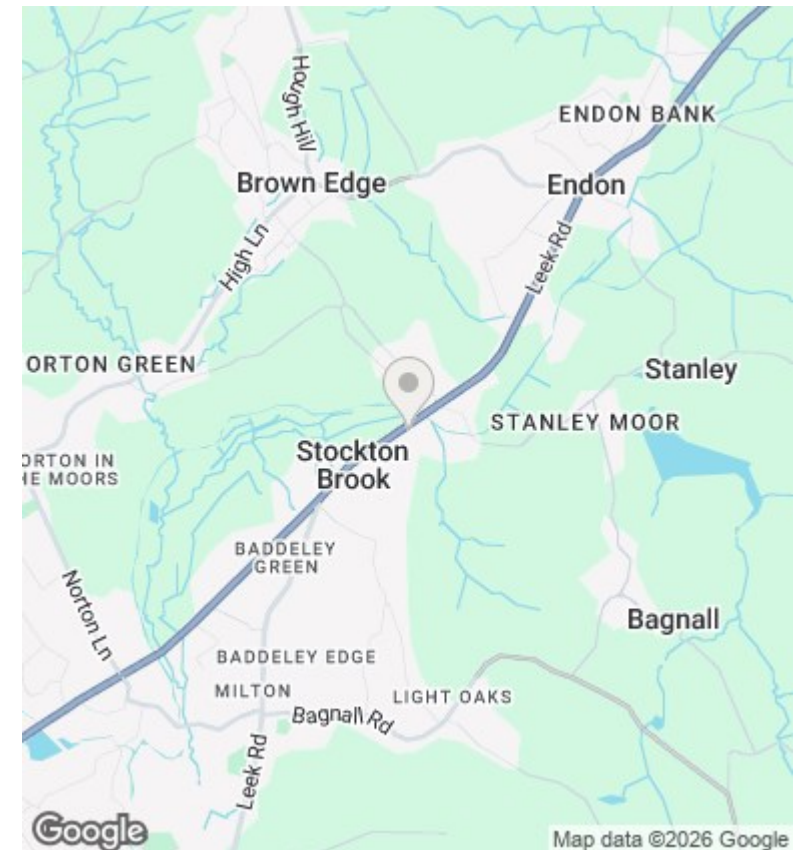








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

D

| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |