

FOR SALE



Leek Road, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £110,000



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2 Bedrooms, 1 Bathroom

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- Two-bedroom semi-detached house
- For sale with no onward chain
- Scope to modernise and add value
- Access to Staffordshire University nearby
- Convenient for Royal Stoke Hospital

OVERVIEW This two-bedroom semi-detached house is for sale in Stoke-on-Trent and represents an opportunity for buyers looking for a property that needs modernising and offers potential to add value. Offered with no onward chain, it may appeal to those wanting a straightforward purchase.

The ground floor currently provides one reception room and one kitchen, giving a defined living and cooking space. Upstairs, there are two bedrooms and one bathroom.

Leek Road provides direct access into Stoke-on-Trent city centre and towards Staffordshire University and the Royal Stoke University Hospital area, making the location practical for access to local employment and amenities. Nearby, Hanley Park and Caudon Park offer green open spaces, walking routes and play areas, while Stoke town centre provides supermarkets, shops and everyday services.

The property is well placed for public transport. Stoke-on-Trent railway station is within reach by bus or car, with regular services to London Euston in around 1 hour 30 minutes, Birmingham New Street in about 50 minutes and Manchester Piccadilly in roughly 45–60 minutes, subject to service selected. Local bus routes along Leek Road connect to the city centre and surrounding districts.

The wider area offers a choice of primary and secondary schools within Stoke-on-Trent, along with cafés, takeaways and local shops along nearby corridors leading into the city centre. This two-bedroom semi-detached house provides a base in a well-connected part of Stoke-on-Trent for buyers seeking a home to update to their own specification.





ENTRANCE HALL 4' 1" x 2' 11" (1.26m x 0.90m)
Entered via UPVC door, window to the side elevation, stairs to first floor.

WC 3' 10" x 2' 7" (1.17m x 0.81m) Low level WC, window to the side elevation.

LOUNGE 15' 0" x 11' 0" (4.59m x 3.36m) Bay window to the front elevation, feature fireplace, radiator.

EXTERNAL The property is approached via a gated garden with mature shrubs and steps leading to the front door.

KITCHEN/DINER 14' 5" x 9' 10" (4.40m x 3.00m) Fitted with a range of wall and base units with worktop over, sink unit with drainer, space for appliances, bay window to the rear elevation, windows to the side elevation, radiator.

To the rear of the property there is an enclosed two level garden.

BEDROOM 12' 0" x 11' 0" (3.66m x 3.36m) Bay window to the front elevation, storage cupboard.

AGENTS NOTES Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.

BEDROOM 13' 1" x 8' 3" (4.00m x 2.53m) Window to the rear elevation, radiator.

BATHROOM 6' 10" x 5' 11" (2.10m x 1.81m) Window to the rear elevation, bath with shower attachment over, hand wash basin.





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All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880
<http://www.martinco.com>



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