



JASON SIMMONS POWERED BY **exp**™ **UK**

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Commerical & Residential Unit - Leek Road, Stockton Brook

Guide Price £300,000

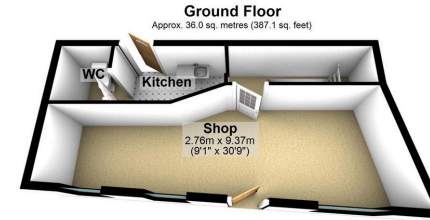
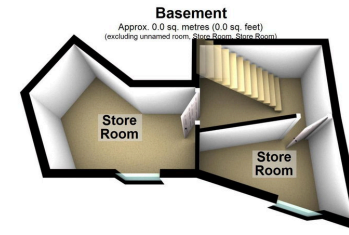
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- Unique three-bedroom home with separate commercial unit on Leek Road, Stockton Brook
- Subject to Reserve Price / Buyers Fees apply
- Commercial premises includes treatment area, kitchenette, WC and cellar
- Spacious residential accommodation offering excellent scope for trade use
- Three well proportioned bedrooms and family bathroom to the first floor
- AUCTION PROPERTY - For Sale by Modern Auction – T & C's apply
- Self-contained shop unit currently operating as a beauty salon
- Commercial unit generating £675 PCM with lease in place until August 2029
- Large kitchen diner, comfortable lounge and downstairs WC
- Secure rear garden and impressive 45ft detached garage with workshop or development potential (subject to permissions)



"Home is more than where you live, it's where opportunity begins". Home and income opportunity. Spacious family home with integrated business potential, featuring a separate income-generating salon and large 45ft Garage. A fantastic opportunity to acquire a versatile three-bedroom residential property with a separate commercial unit, ideally positioned on Leek Road in the sought-after area of Stockton Brook. Originally built in 1860 as an ale house serving the nearby railway, the property offers a unique blend of character, history, and modern-day flexibility.





Total area: approx. 36.0 sq. metres (387.1 sq. feet)

Find an energy certificate (/) English | [Cymraeg](#)

Energy performance certificate (EPC)

21 Llanrhon Road Stockton Brook Stockton-on-Trent ST9 9NN	Energy rating	Valid until	19 February 2034
	E	Certificate number	2191-6096-1910-2011-1421

Property type End-terrace house

Total floor area 108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the calculation and exemptions](#) (<https://www.gov.uk/guidance/landlords-calculate-energy-ratings>) or [guidance for tenants on the calculation and exemptions](#) (<https://www.gov.uk/guidance/tenants-calculate-energy-ratings>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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