



Dilrene Leek Road, Stoke-On-Trent, ST9 0DQ

Offers Over £225,000

- End of terrace property
- Open plan kitchen diner
- Detached garage and private driveway for up to five vehicles
- Two bedrooms and loft room with Velux skylight
- Conservatory with glass roof
- Beautifully presented throughout
- Large rear garden with views over the surrounding countryside
- First floor bathroom with bath and separate shower
- Council tax band B

Dilrene Leek Road, Stoke-On-Trent ST9 0DQ

Whittaker & Biggs are delighted to offer to the market this delightful end terrace house, built in 1933. With two well-proportioned bedrooms and a versatile loft room featuring a Velux skylight, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by an inviting reception room that provides ample space for relaxation and entertaining. The open plan kitchen diner is a highlight, designed for both functionality and style, making it a wonderful space for family meals or gatherings with friends. The conservatory, adorned with a glass roof, invites natural light and offers a serene spot to enjoy the views of the large rear garden.

The first-floor bathroom is thoughtfully designed, featuring both a bath and a separate shower, ensuring convenience for all. The property is beautifully presented throughout, showcasing a warm and welcoming atmosphere.



Council Tax Band: B



Ground Floor

Entrance

4'6" x 3'6"

UPVC double glazed door to the frontage, UPVC double glazed windows to the left and right sides, radiator, tiled floor.

Hall

3'8" x 3'5"

Original wood door with stained glass to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

Sitting Room

13'1" x 12'2"

UPVC double glazed bay window to the frontage, multi fuel stove, decorative stone surround, tiled hearth, wood mantle, radiator.

Kitchen Diner

15'7" x 10'6"

UPVC double glazed French doors with side light windows to the rear, UPVC double glazed window to the rear, solid oak units to the base and eye level, Diplomat five ring gas hob, Stoves electric fan assisted oven and separate grill, stainless steel sink and half with drainer, chrome mixer tap with spray attachment, peninsula breakfast bar, space for an American style fridge freezer, space for a dining table and chairs, radiator, understairs storage cupboard, inset ceiling spotlights.

Conservatory

13'4" x 11'7"

UPVC double glazed construction, glass roof, French doors to the rear, door to the side aspect, tiled floor, radiator.

First Floor

Landing

UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, radiator, stairs to the second floor.

Bathroom

9'4" x 5'10"

UPVC double glazed window to the rear, P-shaped bath, chrome taps, shower over, chrome fittings, glass shower screen, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights, tiled floor, fully tiled.

Bedroom One

13'3" x 9'1"

UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two / Dressing Room

10'5" x 9'2"

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Second Floor

Loft Room

14'2" x 11'10" max measurement

Velux skylight to the rear, built in wardrobe, exposed brick chimney breast, storage cupboard housing the Worcester combi boiler, eaves storage.

Externally

Tarmacadam driveway suitable for five vehicles, hedge and fence boundary, gated access to the rear.

To the rear, paved patio, two lawned areas, fence boundary, timber shed, detached garage, views.

Detached Garage

Metal up-and-over door, wood pedestrian door to the side aspect, wood glazed window to the rear, power and light,

AML REGULATIONS

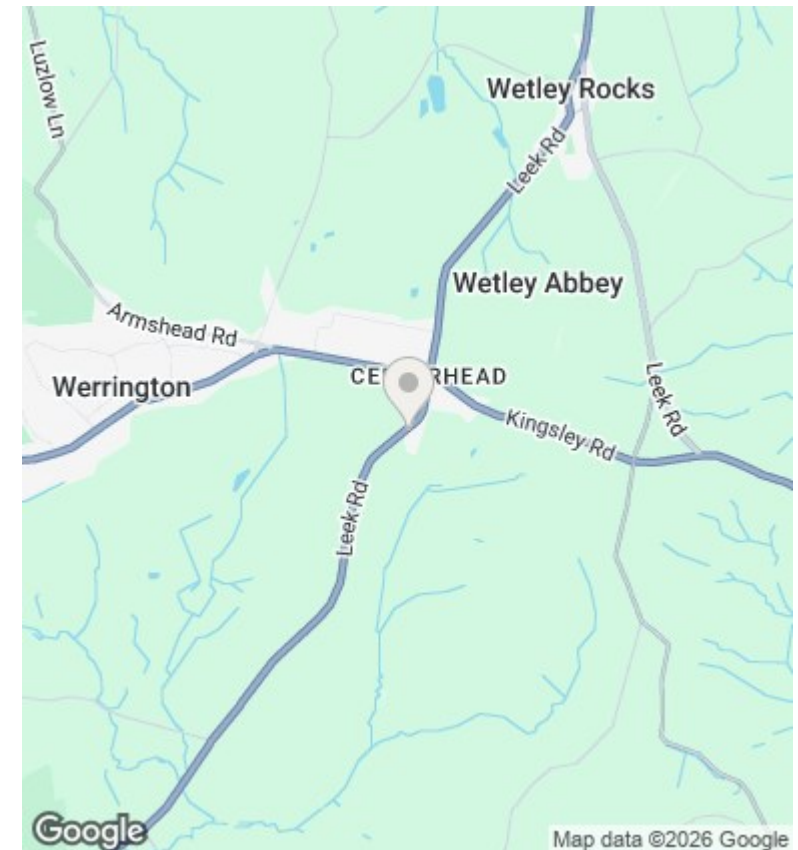
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	