



65 Leonard Street

Burslem, ST6 1HJ

Price £110,000



At Carters, we are delighted to welcome to the market this well-presented mid-terrace property, offering an ideal opportunity for first-time buyers and investors alike.

To the front of the property is a generous dining room featuring a box bay window, creating a bright and welcoming space. There is also a separate living room complete with a stylish feature panelled wall.

The kitchen is well appointed with contemporary cabinetry and ample storage space. Completing the ground floor is a modern three-piece bathroom suite comprising a P-shaped bath with shower over, along with a contemporary vanity basin unit with storage beneath.

To the first floor are two double bedrooms.

Externally, the property benefits from a rear yard with a timber decking area and a secure steel shed.

This property represents a fantastic opportunity for those seeking a starter home or investment purchase. Early viewing is highly recommended.

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Dining Room

14'7" x 11'2" (4.45m x 3.40m)

UPVC double glazed entrance door to the front elevation. UPVC double glazed box bay window to the front elevation.

Coving to the ceiling. Feature ceiling rose. Feature fireplace. Radiator. Laminate flooring.

Living Room

11'10" x 11'2" (3.61m x 3.40m)

UPVC double glazed window to the rear elevation.

Access to the stairs. Feature paneled wall. Radiator. Laminate flooring.

Kitchen

12' x 6' (3.66m x 1.83m)

UPVC double glazed window to the side elevation.

Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob. Built in extractor hood. Space and plumbing for a dishwasher or washing machine. Space for a fridge freezer. Recessed ceiling down lighters. Radiator. Vinyl flooring.

Hallway / Utility

UPVC double glazed entrance door to the side elevation. Space and plumbing for a washing machine. Recessed ceiling down lighters. Laminate flooring.

Bathroom

5'10" x 5'6" (1.78m x 1.68m)

UPVC double glazed window to the side elevation.

Three piece modern bathroom suite comprising of; a p shaped panel bath with a shower over, vanity basin unit with storage under and a mid level w.c. Fully tiled walls. Chrome heated towel rail. Recessed ceiling down lighters. Extractor fan. Laminate flooring.

Bedroom One

12' x 12' (3.66m x 3.66m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Two

12' x 11' (3.66m x 3.35m)

UPVC double glazed window to the rear elevation.

Built in storage cupboard. Radiator.

Externally

Externally, the property benefits from an enclosed rear yard featuring a timber decking area, providing an ideal space for outdoor seating and entertaining. The yard also includes a secure steel shed offering useful additional storage.

Additional Information

Freehold.

Council Tax Band A

Total Floor Area: 70 Square Meters / 753 Square Foot.

Disclaimer

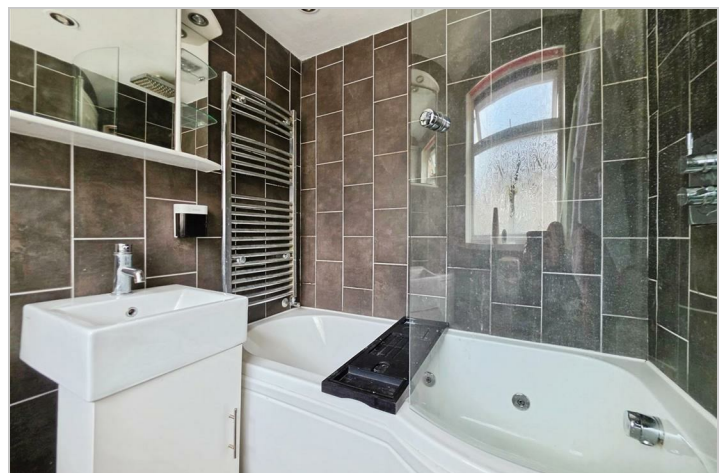
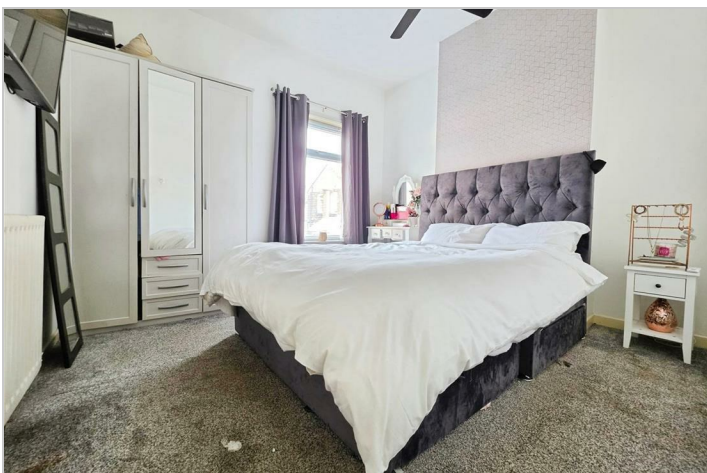
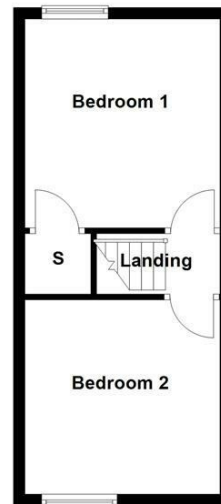
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Tel: 01782 470391

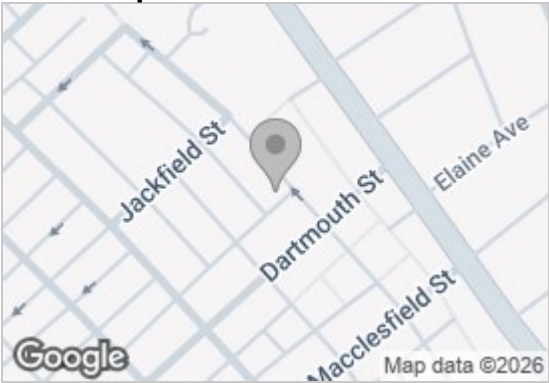
Ground Floor



First Floor



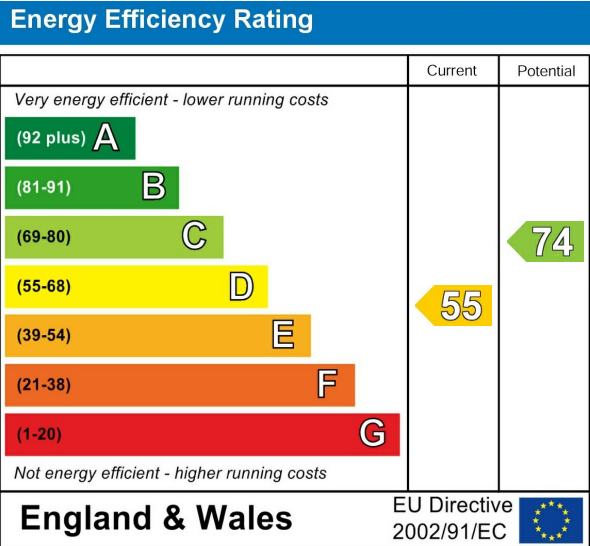
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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