



**857 Leek New Road, Stoke-On-Trent, Staffordshire, ST2 7HQ**

£825 PCM

# 857 Leek New Road, Stoke-On-Trent ST2 7HQ

Situated in the popular area of Stockton Brook, Stoke-On-Trent, this delightful flat presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for couples and professionals.

As you step inside, you will be greeted by a warm and welcoming atmosphere. The interior is thoughtfully designed, providing ample space for both relaxation and entertainment. The living area is bright and airy, allowing natural light to flood in, creating a cheerful environment. The kitchen is well-equipped, perfect for those who enjoy cooking and entertaining guests.

The property features two bedrooms; the bathrooms is modern and well-appointed, ensuring convenience and comfort for all residents. Outside, the property offers two allocated parking spaces, and pleasant landscaped grounds.

With its appealing features and fantastic location, this flat on Leek New Road is a wonderful choice for anyone looking to settle in Stoke-On-Trent; be assured it will meet your needs and exceed your expectations. Do not miss the chance to make this charming property your new home.



Council Tax Band: A



### **Entrance Hall**

Main door to communal entrance, mailboxes to right hand wall.

### **Internal Hall**

Door to apartment, central pendant light, intercom telephone, single radiator, power points, storage cupboard, carpeted.

### **Bedroom 2**

UPVC double glazed windows to front aspect, central pendant light, single radiator, power points, single bed, circular table, blinds and curtains to windows, carpeted.

### **Master Bedroom**

UPVC double glazed window to rear aspect with blinds and curtains, central pendant light, single radiator, built in wardrobes incorporating hanging and shelving, power points, double bed, mirrored bedside cabinet, mirrored chest of drawers, large freestanding mirror

### **Lounge Diner**

UPVC double glazed window to front, radiator, power point sockets, feature lights, corner leather type settee, coffee tables, standard lamp, TV, large TV cabinet. Dining table with 3 chairs. Carpeted, curtains and blinds to windows. Access to kitchen.

### **Kitchen**

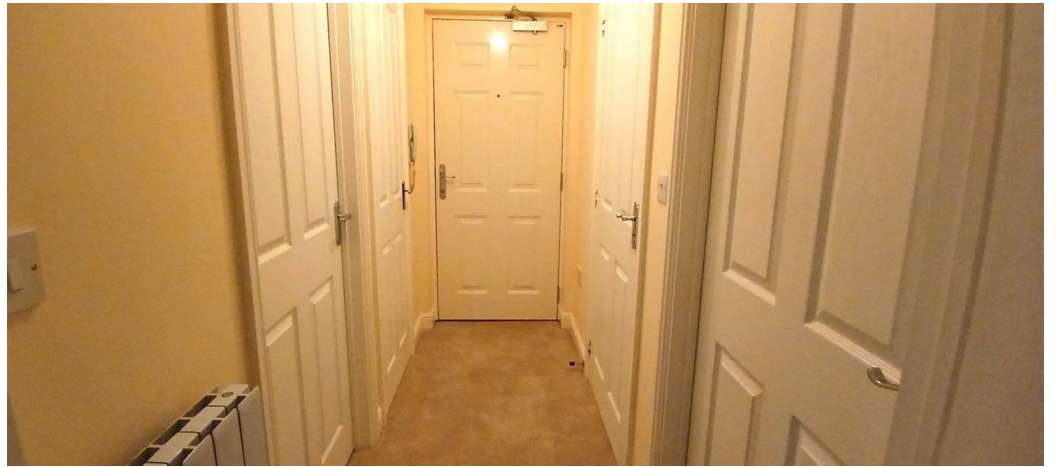
UPVC window to rear aspect with blinds, floor and wall mounted units. Marble effect work surface with inset stainless steel sink with drainer incorporating mixer tap. Inset four ring Zanussi electric hob with Zanussi

electric extractor fan over, integrated Zanussi electric fan oven and grill. Power point sockets, vinyl flooring, freestanding fridge freezer, storage cupboard containing boiler, radiator, fitted ceiling light.

### **Bathroom**

Panelled bath, mixer tap with shower attachment, shower screen, pedestal wash hand basin with chrome taps, wc, chrome ladder radiator, part tiled, ceiling light fitting, extractor fan, freestanding storage unit, vinyl flooring.





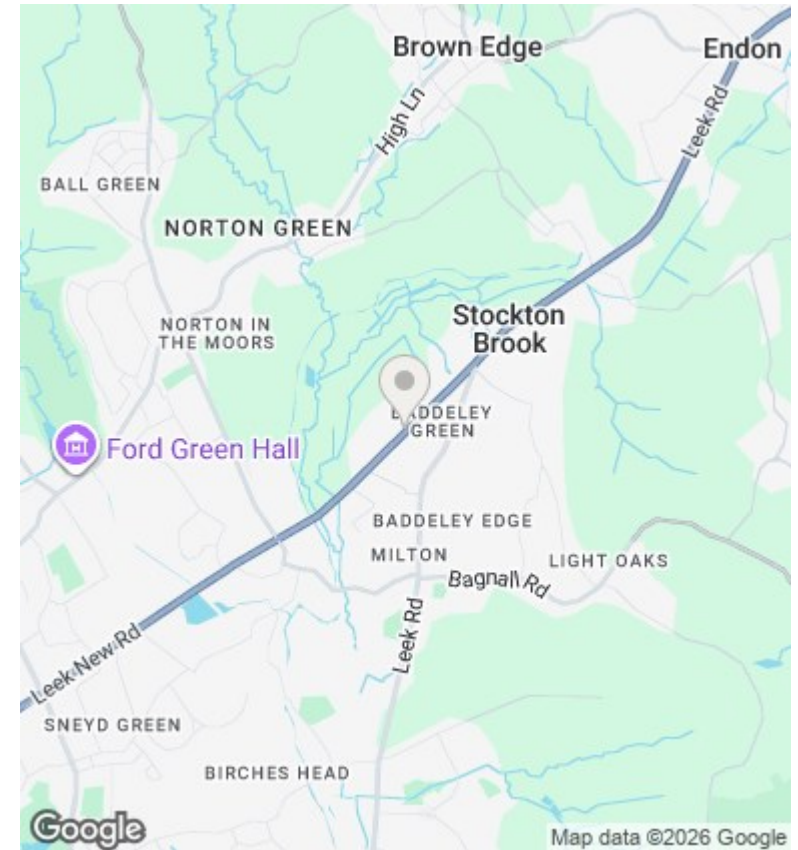
## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>	<b>73</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	