

FOR SALE



Leek Road, Hanley, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £85,000



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- No onward chain
- Two double bedrooms
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- Close to public transport
- Great investment opportunity

ENTRANCE HALL 14' 7" x 3' 1" (4.46m x 0.94m)
Entered via a glazed UPVC front door, stairs to first floor, radiator.

LOUNGE 11' 7" x 11' 4" (3.55m x 3.47m) Double glazed window to the front elevation, feature fireplace, wood effect laminate flooring, radiator.

DINING ROOM 12' 2" x 9' 6" (3.73m x 2.91m) Double glazed bay window to the rear elevation, wood effect laminate flooring, radiator.

KITCHEN 15' 4" x 5' 1" (4.68m x 1.57m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, space for appliances, door giving access to the rear garden, wood effect laminate flooring, radiator.

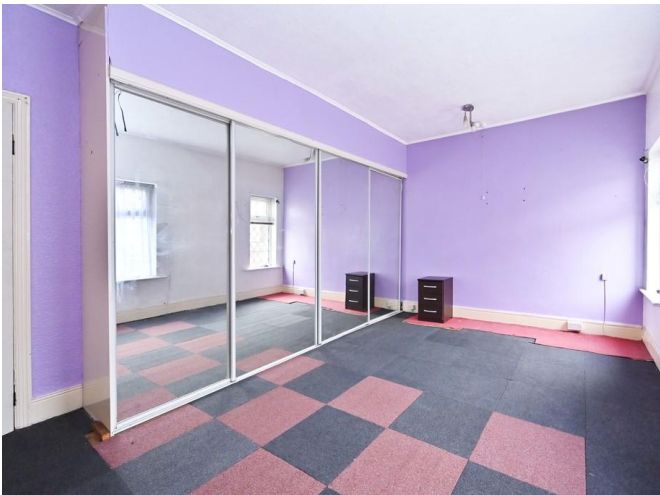
BATHROOM 9' 1" x 5' 2" (2.77m x 1.60m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, radiator.

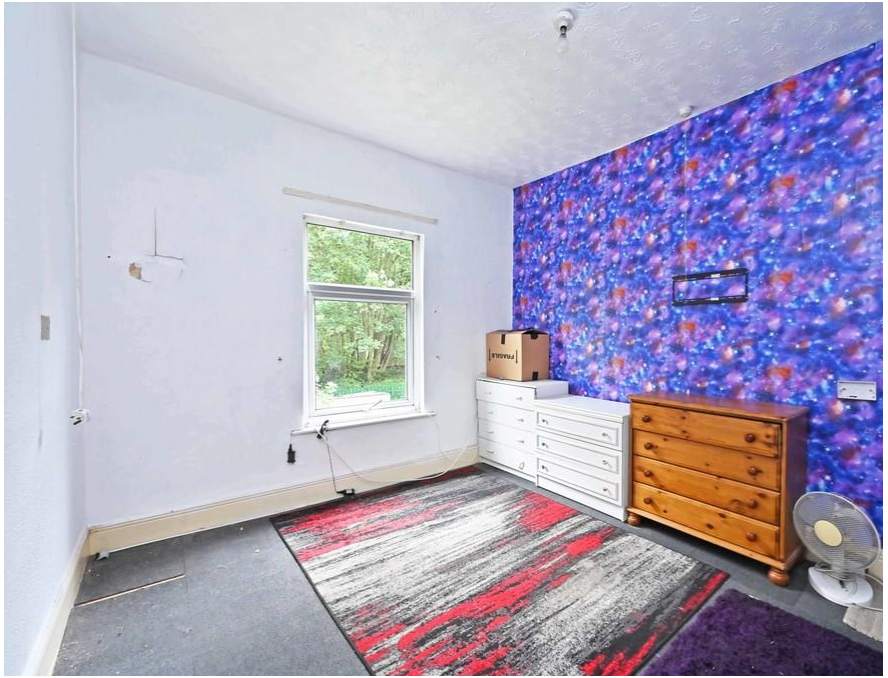
BEDROOM ONE 12' 2" x 9' 7" (3.73m x 2.93m) Having fitted wardrobes, two double glazed windows to the front elevation, radiator.

BEDROOM TWO 15' 1" x 11' 3" (4.62m x 3.45m) Double glazed window to the rear elevation, radiator.

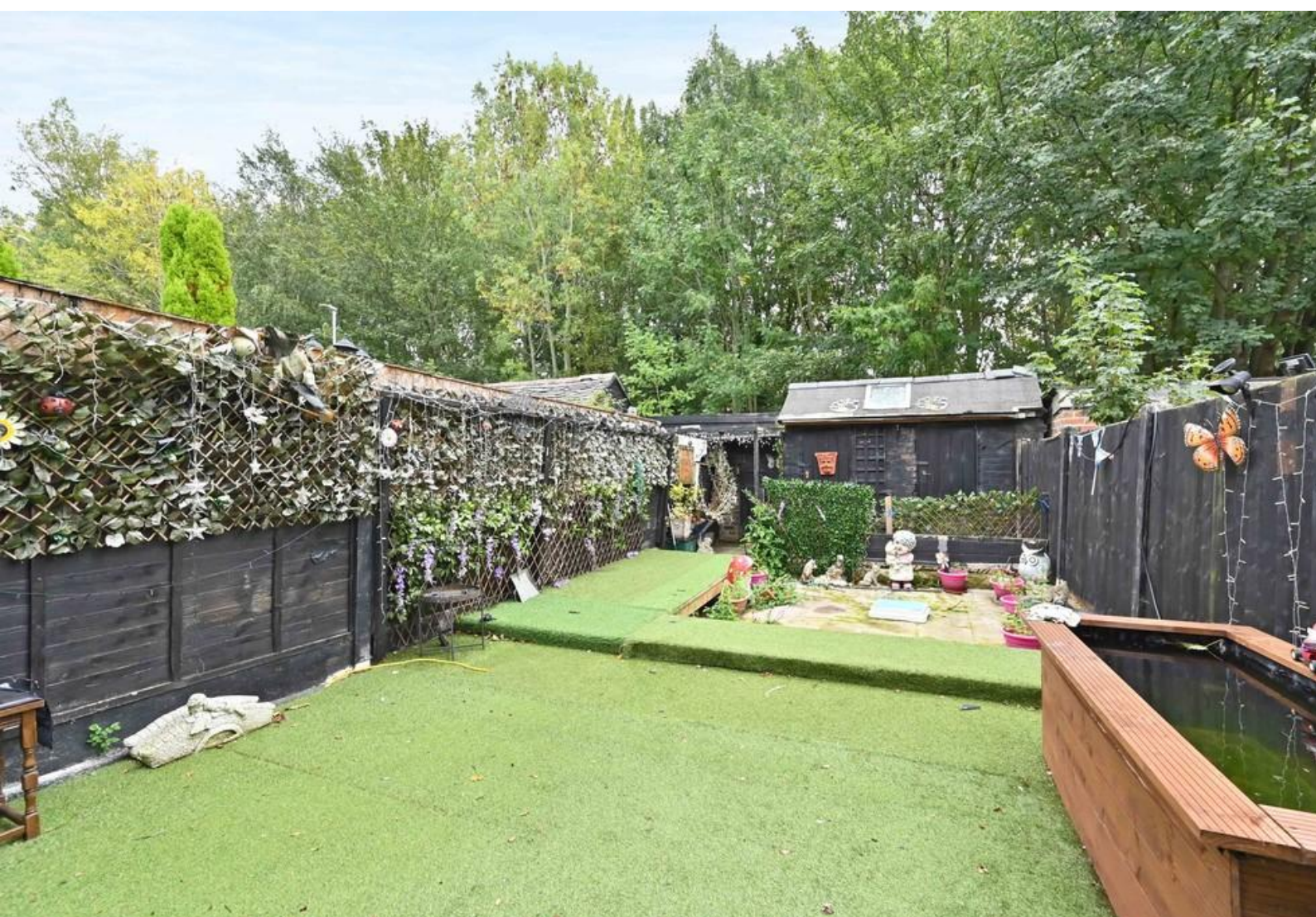
REAR GARDEN A delightful low maintenance rear garden with a private rear aspect, artificial turf lawn, fish pond, and garden shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(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	
www.epc4u.com		





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.