



£330,000

Leek new road, Stoke-on-Trent ST1 6Q  
Detached House | 3 Bedrooms | 1 Bathroom

01782 844 700



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Traffic

456

# Step Inside

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## Key Features

- Detached property
- 3 Bedrooms
- Family kitchen
- Family garden

## Property Description

Detached property for sale

## Main Particulars

Extended, detached house with no upward chain- This spacious and well designed three bedroom detached property benefits from a large driveway and is located within easy access of both New Ford Academy School & Holden Lane Primary School. The property, which is also a short distance from supermarkets & restaurants, briefly comprises of; Porch, Entrance Hallway, Garage, Lounge/Dining Room, Kitchen/Diner, Utility Room, Three Bedrooms and a First Floor Bathroom. Externally, the property boasts a large driveway to the front and side access to the private, landscaped garden to the rear. -viewings by appointment only

EPC rating: E. Council tax band: C, Tenure: Freehold

### Front

Block paved driveway providing off road parking.

### Porch

UPVC doors to front.

### Entrance Hallway (6'5 x 13'1)

Radiator, storage cupboard and wooden flooring. Alarm panel and original minton tiles under flooring.

### Lounge/Diner (11' x 27'11)

Two radiators, gas fire, new double glazed window to rear and new double glazed bay window to front.

### **Kitchen/Dining Room (14'1 x 14'1)**

Range of wall and base units with preparation work surfaces over incorporating sink/drainage with waste disposal unit. Integrated Bosch Oven, gas hobs with extractor over, integrated dishwasher and integrated microwave. Radiator, breakfast service bar, double glazed window to rear and UPVC french doors opening into rear garden.

### **Utility Room (6'9 x 7'2)**

Automatic washing machine, condenser dryer and electric heater.

### **Landing**

Double glazed window to side.

### **Master Bedroom (11' x 12'2)**

Radiator, fitted wardrobes and double glazed window to rear.

### **Bedroom Two (11' x 14'3)**

Radiator, fitted wardrobes and double glazed bay window to front.

### **Bedroom Three (6'5 x 6'5)**

Radiator and double glazed window to front.

### **First Floor Bathroom (6'2 x 8'4)**

White four piece suite comprising; W.C, wash hand basin, panelled bath and corner shower. Heated towel rail, tiled walls and double glazed window to rear.

### **Rear**

Landscaped rear garden part laid to lawn with decking and paved seating area. Floral borders, new security fencing and side access to front of property.

### **Garage/Storage (7'11 x 6'11)**

Up-and-over door to front. Electric power and sockets.





Telephone: 01782 844 700



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