



127 Leek Road

Stockton Brook, Stoke-on-Trent, ST9 9NJ

Asking price £395,000

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Ground Floor

Entrance Porch

8'5" x 3'8" (2.57 x 1.12)

The property has a wooden entrance door and single glazed windows to the front and side aspect. Tiled flooring.

Entrance Hall

The property has a grand stain glass wooden entrance door leading into the hallway coupled with a single glazed window. Stairs to first floor and radiator.

Cloakroom/W.C

7'6" x 2'3" (2.29 x 0.71)

A single glazed window overlooks the side aspect. Low level W.C and wash hand basin. Partly tiled walls and radiator.

Lounge

21'7" x 12'9" (6.59 x 3.91)

Two double glazed bay windows overlook the front and rear aspect. Fire place housing gas fire. Two radiators.

Second Reception Room

14'9" x 12'9" (4.51 x 3.89)

A double glazed bay window overlooks the front aspect. Fire place housing gas fire. Two radiators.

Dining Room

14'6" x 12'8" (4.42 x 3.87)

Two double glazed windows overlook the side and rear aspect. Fire place housing gas fire. Two radiators.

Rear Porch

7'7" x 6'7" (2.33 x 2.03)

A wooden glazed door leads out on to the rear garden with windows to the side and rear.

Breakfast Kitchen

17'3" x 8'3" (5.28 x 2.53)

A double glazed window overlooks the side aspect and single glazed window. Fitted with a range of wall and base storage units with inset stainless steel sink unit and drainer with coordinating work surface areas. Integrated appliances include double electric oven, four ring gas hob with cooker hood above, fridge, freezer and dishwasher. Space for table and chairs. Radiator.

Utility Area

9'4" x 2'11" (2.85 x 0.91)

A wooden door with glazed inset leads out on to the rear garden with single glazed windows to the rear. Space and plumbing for washing machine and tumble dryer.

First Floor

First Floor Landing

A double glazed window overlooks the front aspect.

Bedroom One

14'5" x 12'6" (4.40 x 3.83)

Two double glazed windows overlook the front aspect and one to the rear. Pedestal hand wash basin. Radiator.

Bedroom Two

14'6" x 12'11" (4.42 x 3.94)

A double glazed bay window overlooks the front

aspect. Pedestal hand wash basin. Fitted cupboard. Two radiators.

Bedroom Three

14'4" x 11'9" (4.38 x 3.60)

A double glazed window overlooks the rear aspect. Fitted wardrobe and shelving. Pedestal hand wash basin. Radiator.

Boiler Room/Walk in Wardrobe

8'7" x 6'5" (2.64 x 1.98)

A double glazed window overlooks the side aspect. Wall mounted central heating boiler.

Bathroom

7'1" x 6'5" (2.16 x 1.96)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Fully tiled walls and airing cupboard. Radiator.

Second Floor

Second Floor Landing/Snug Area

14'7" x 8'7" (4.47 x 2.62)

Fitted storage cupboards.

Bedroom Four

15'4" x 8'8" (4.68 x 2.65)

A double glazed window overlooks the front aspect. Radiator.

Large Storage Cupboard

6'5" x 5'8" (1.96 x 1.73)

A single glazed window overlooks the rear aspect.

Exterior

To the front the property has a large tarmac driveway, lawn area enclosed by a hedge border and mature trees. To the rear there is a large lawned area framed with fruit trees and mature shrubbery. A paved patio area, two garden shed and a greenhouse. There is an access gate to the rear and one to the side.

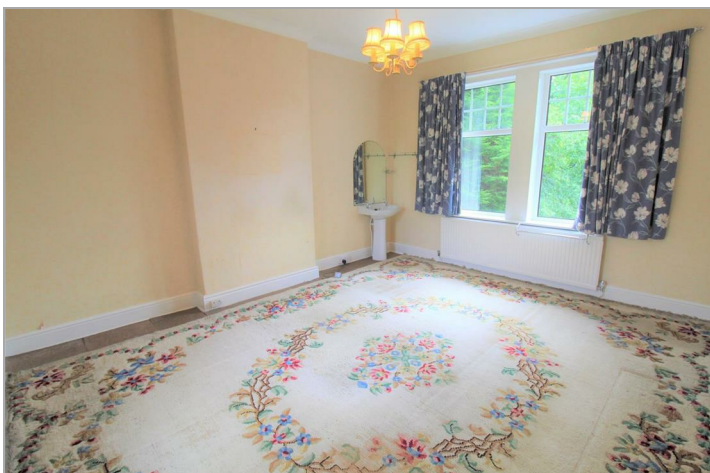
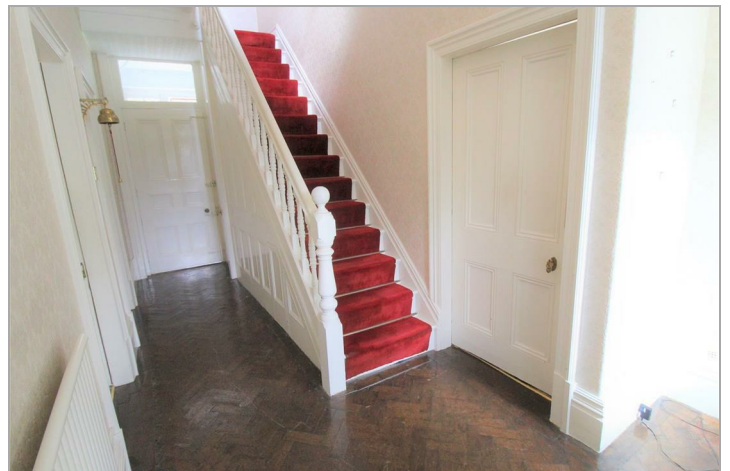
Garage

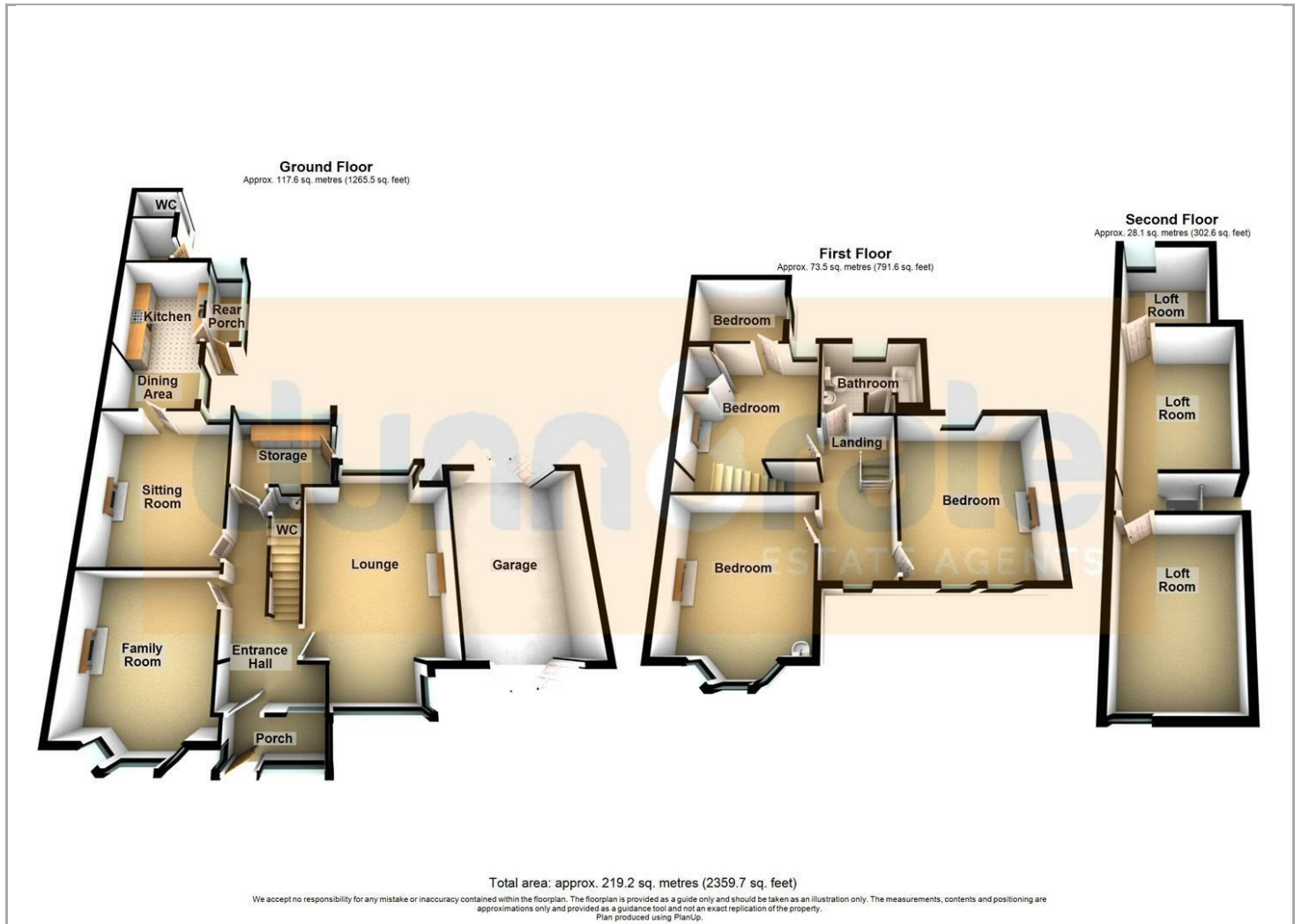
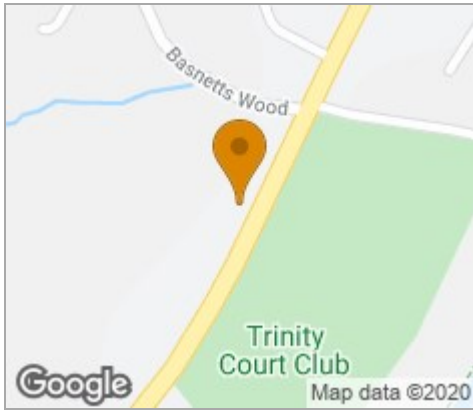
18'10" x 10'6" (5.75 x 3.21)

Double wooden doors to front and rear. Window to side. Power and lighting.

Out Houses

Two brick built out houses, one is a log/coal store and the other houses a W.C.





Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.

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		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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