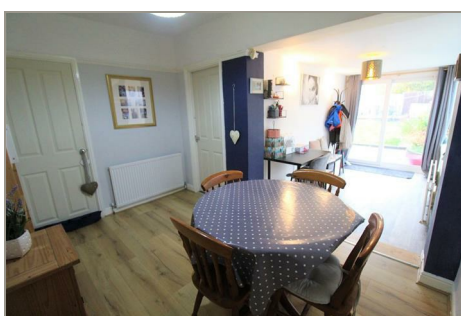




1779 Leek Road Milton, Stoke-On-Trent, ST2 7AD

Say what you see! If you see it, say it! No need for gimmicks or catchphrases here this beautiful semi detached property in the popular area of Milton speaks for itself. Spacious accommodation and move in ready this well presented property is not one to be missed. The property comprises, lounge, dining room/family room, modern fitted kitchen, utility room, two double bedrooms and contemporary bathroom. Externally the property benefits from off road parking and a fully enclosed rear garden. So get your hands on your buzzers as Mr Chips is about to deliver you the all important number.... call us today to book your viewing to avoid disappointment.

Offers in the region of £154,950

1779 Leek Road

Milton, Stoke-On-Trent, ST2 7AD



- SPACIOUS SEMI DETACHED PROPERTY
- UTILITY ROOM
- OFF ROAD PARKING
- EARLY VIEWING IS A MUST
- LOUNGE & DINING ROOM/FAMILY ROOM
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs to first floor. Radiator.

Lounge

18'3" x 11'5" (5.58 x 3.49)

A double glazed bay window overlooks the front aspect. Television point. Radiator.

Dining Room/Family Room

20'0" x 11'5" (6.12 x 3.49)

A double glazed window overlooks the side aspect coupled with double glazed sliding patio doors leading out onto the rear garden. Two radiators. Space for table and chairs.

Kitchen

11'5" x 6'10" (3.49 x 2.09)

A double glazed window overlooks the side and rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated electric cooker and gas hob over with cooker hood above. Space for fridge/freezer and plumbing for washing machine and dishwasher.

Utility Room

11'8" x 2'10" (3.58 x 0.87)

Two double glazed windows overlook the side aspect and a access door leads out to the side of the property. Wall mounted central heating boiler. Space for tumble dryer. Under stairs storage. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch.

Bedroom One

14'3" x 14'2" (4.35 x 4.33)

Two double glazed windows overlooks the front aspect. Radiator.

Bedroom Two

11'6" x 9'5" (3.52 x 2.88)

A double glazed window overlooks the rear aspect. Radiator.

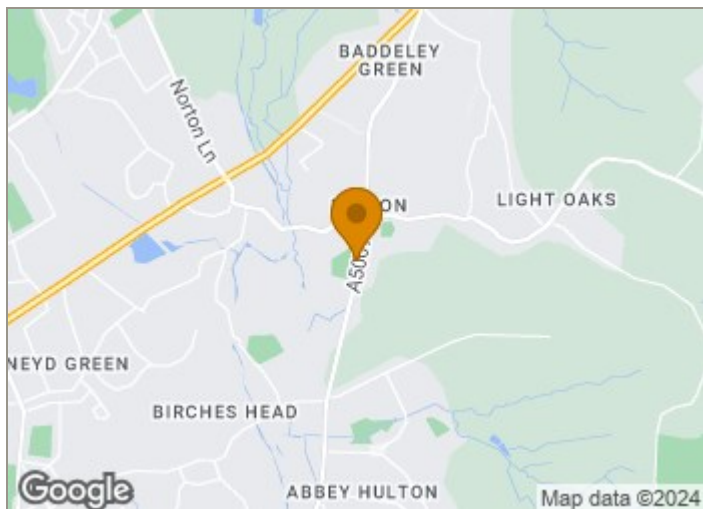
Bathroom

8'6" x 5'1" (2.60 x 1.57)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Ladder style towel radiator.

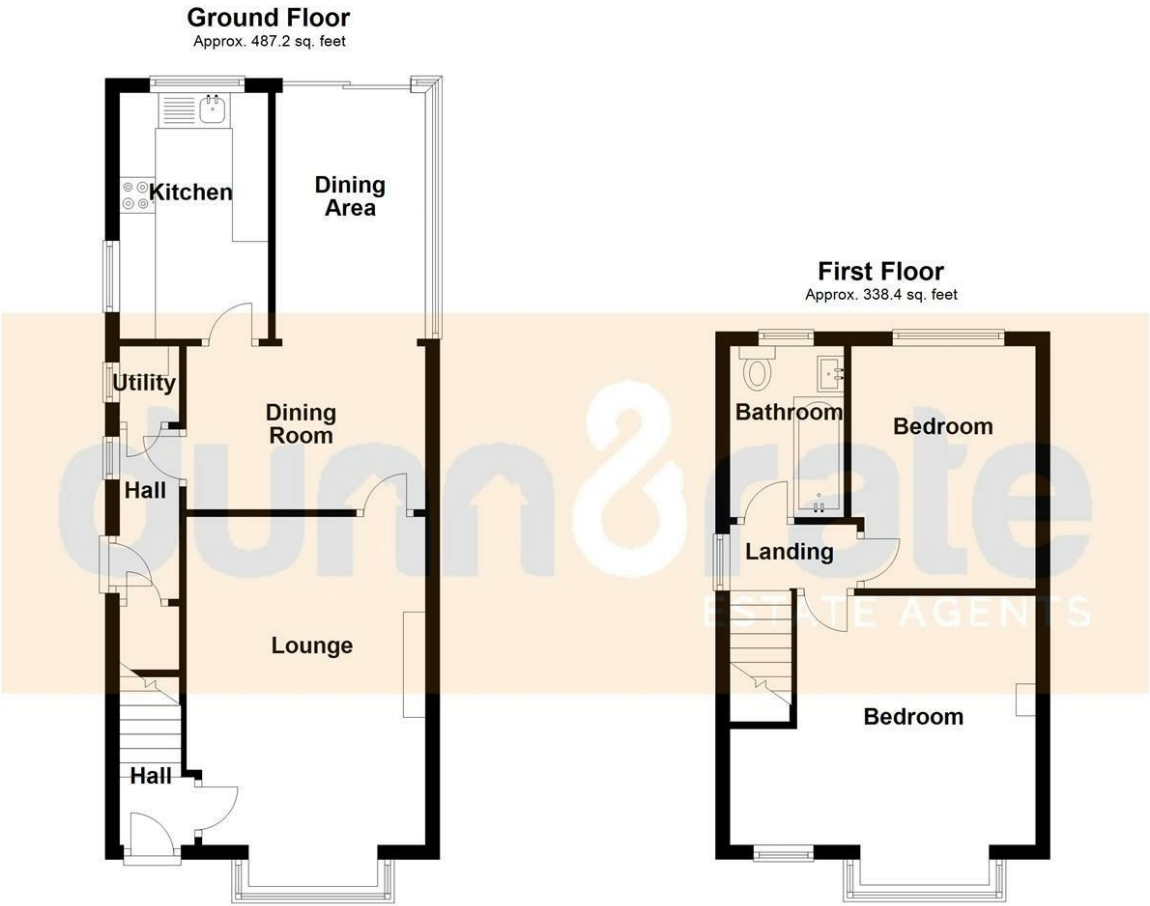
EXTERIOR

To the front the property benefits from a tarmacadam driveway with off road parking, flower and hedge borders. Steps leading to the entrance door. To the rear the property is laid mainly to lawn with flower bed borders and a paved patio area. Enclosed by panelled fencing.





Floor Plan



Total area: approx. 825.6 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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