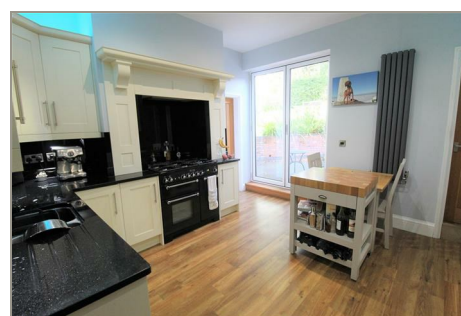




113 Leek Road

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

Like a beautiful fine wine, this spacious period semi detached property only gets better with age. Oozing original features, including stain glass window, original open fire places, tiled flooring and exposed floorboards, it captures the period and originality perfectly. Located in the extremely desirable area of Stockton Brook, this spacious semi detached property is the perfect family home. The accommodation comprises two large reception rooms, one with a beautiful bay window and log burner fire. Modern fitted breakfast kitchen complete with a range of integrated appliances and Rangemaster cooker with granite work surfaces and separate utility room. The property benefits from four double bedrooms spanning over two floors, a spacious family bathroom and shower room. Externally the property is framed by hedge borders with mature trees and open views to the rear. The frontage is laid with a huge tarmac driveway with ample off road parking. The rear is laid mainly to lawn, with paved patio areas and feature pond. If you are looking for grandeur, sophistication and originality then look no further as this home has it all. Call to book a viewing a today.

Offers in excess of £385,000

113 Leek Road

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



- BEAUTIFUL LARGE SEMI DETACHED
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- FANTASTIC SIZED REAR GARDEN
- EXTREMELY SOUGHT AFTER LOCATION
- MODERN BREAKFAST KITCHEN
- UTILITY ROOM
- OOZING WITH ORIGINAL FEATURES
- FOUR DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

The property has a wooden glazed entrance door to the side aspect. Feature tiled flooring. Under stairs storage cupboard, plus another two storage cupboards. Stairs leading to the first floor. Radiator.

Lounge

18'7" x 11'8" (5.67 x 3.56)

A single glazed bay window with stained glass inset overlooks the front with two windows to the side and one to the rear. Open fire place housing log burner. Television point. Two radiators.

Dining Room

13'5" x 11'9" (4.11 x 3.60)

A single glazed stained glass window overlooks the front aspect. Exposed floorboards. Radiator.

Kitchen

13'8" x 12'4" (4.18 x 3.76)

Double glazed bi-fold doors lead out onto the rear garden. Fitted with a range of wall and base storage units, granite work surface areas with inset stainless steel sink unit. Integrated Rangemaster cooker, american style fridge/freezer, microwave and dishwasher. Space for table and chairs. Vertical height radiator. Ceiling spot lights and under unit lighting.

Utility Room

10'9" x 6'9" (3.30 x 2.07)

A double glazed window overlooks the rear aspect coupled with a double glazed door. Fitted with wall and base storage units with inset stainless steel sink units and side drainer. Space and plumbing for washing machine and tumble dryer. Granite work surfaces. Loft access hatch. Radiator.

Boiler Room

A single glazed window overlooks the side aspect. Wall mounted central heating boiler. Work surface areas.

Shower Room

7'5" x 5'4" (2.28 x 1.64)

A single glazed window overlooks the side aspect. Fitted with a corner shower unit, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator. Loft access hatch.

FIRST FLOOR

First Floor Landing

A single glazed window overlooks the side aspect. Storage cupboard. Radiator. Stairs leading to the second floor.

Bedroom One

18'5" x 11'10" (5.63 x 3.63)

A single glazed bay stained glass window overlooks the front aspect coupled with two windows to the side. Original open fire place. Exposed floorboards. Radiator.

Bedroom Two

13'5" x 12'9" (4.11 x 3.91)

A single glazed stained glass window overlooks the front aspect. Original open fire place. Exposed floorboards. Radiator.

Bedroom Three

13'8" x 12'5" (4.18 x 3.80)

A single glazed window overlooks the rear aspect. Original open fireplace. Radiator.

SECOND FLOOR

Bedroom Four

13'6" x 11'0" (4.13 x 3.36)

A single glazed window overlooks the side aspect and one window overlooks the landing. Original open fireplace. Eaves storage and loft access hatch. Radiator.

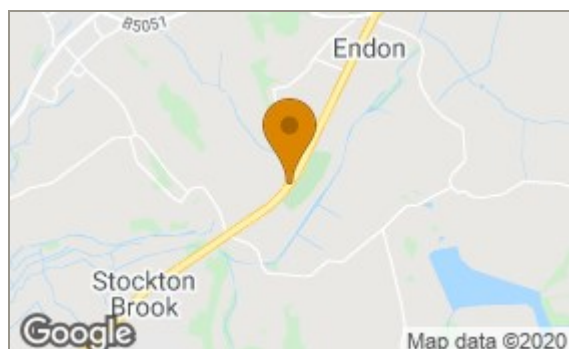
Bathroom

14'0" x 6'10" (4.28 x 2.10)

A velux style double glaze window overlooks the rear aspect. Fitted with a suite comprising bath, shower tray, low level W.C and wash hand basin. Partly tiled walls. Eaves storage. Radiator.

EXTERIOR

To the front the property has a large tarmac driveway with ample off road parking, hedge borders and mature trees. To the rear there is paved pathways stepped up to a patio area, feature pond and large lawn. There is a brick built coal shed and W.C. Enclosed by hedge and fenced borders, with access gate to the rear and side. Mature trees and shrubbery.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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