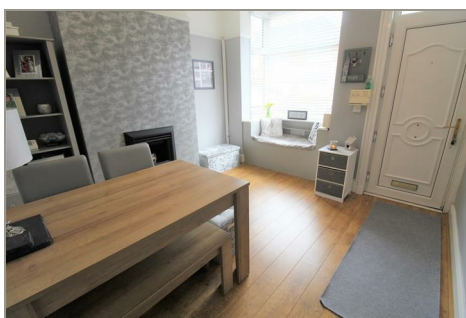




113 Leonard Street

Burslem, Stoke-On-Trent, ST6 1HJ

Tell me what you WANT from me, take a look at what you SEE, let me know if it's RIGHT HERE... this property boasts everything you could want, right NOW! This modern, and beautifully presented throughout, terraced property, offers a spacious lounge, separate dining room, superb fitted kitchen, two fantastic sized bedrooms and a large contemporary family bathroom. Externally, the property has a low maintenance rear garden, which is fully enclosed, with paved patio and seating area. So tell me what you WANT and call today to arrange your viewing!

Offers in the region of £89,950

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- STUNNING TERRACED PROPERTY
- FITTED KITCHEN
- LARGE FAMILY BATHROOM
- MODERN THROUGHOUT
- SPACIOUS LOUNGE
- FULLY ENCLOSED GARDEN
- SEPARATE DINING ROOM
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Lounge

12'2" x 11'0" (3.73 x 3.37)

A double glazed window to the rear aspect. Gas fireplace and radiator. Television point and telephone line. Door to under stair storage and laminate flooring.

Dining Room

13'6" x 11'0" (4.14 x 3.37)

A double glazed UPVC door to the front aspect and double glazed bay window to the front aspect. Fireplace and radiator. Laminate flooring.

Kitchen

10'3" x 6'3" (3.14 x 1.93)

A double glazed UPVC door to the side aspect and double glazed window to the side aspect. Fitted with a range of wall and base and storage units with inset ceramic sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Space for a gas oven and space for a fridge. Plumbing for a washing machine and tumble dryer. Small loft hatch access and vinyl flooring.

Bathroom

7'10" x 5'7" (2.41 x 1.72)

Two double glazed window to the side aspect. Fitted with a suite comprising bath with mixer tap and over head shower. Wash hand basin and low level WC. Partly tiled walls and radiator. Tiled flooring and boiler.

FIRST FLOOR

Landing

Stairs from the ground floor.

Bedroom One

12'3" x 11'1" (3.74 x 3.39)

A double glazed window to the rear aspect. Radiator and

television point. Door to storage cupboard housing loft hatch access.

Bedroom Two

11'4" x 11'1" (3.47 x 3.39)

A double glazed window to the front aspect. Radiator and television point. Laminate flooring.

EXTERIOR

To the rear there is a fully enclosed paved rear courtyard, with a small decked area and shed.



Floor Plan



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

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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