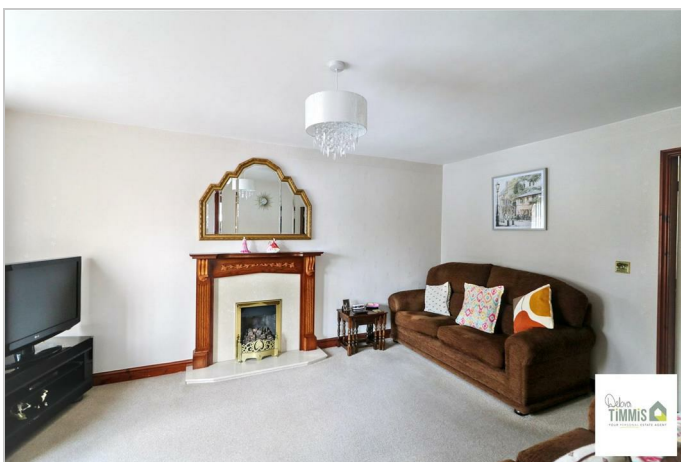


Leek Road Carmountside Stoke-On-Trent ST2 8DA



Offers In The Region Of £230,000

WOW! What a property! A pure delight!
Come take a look, it's a magnificent sight!
In popular Carmountside a wonderful DETACHED HOME
Offering THREE BEDROOMS, you'll want this property to be your own
Stylish, sophisticated and ready to move straight in to
Does this gorgeous family home sound right for you?
To avoid disappointment, do not delay
Call us to arrange your viewing today!

Nestled in the popular area of Carmountside, this beautifully presented detached house on Leek Road offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by the entrance hallway that leads to a separate WC, a cosy lounge, and a fitted kitchen/diner, perfect for entertaining guests or enjoying family meals. The lovely conservatory extends the living space, providing a bright and airy area to relax and enjoy the views of the garden.

The property boasts double glazing and central heating throughout, ensuring warmth and energy efficiency. The family bathroom serves the two additional bedrooms, making it a practical choice for family living.

Outside, the front and rear gardens offer a delightful outdoor space, while ample off-road parking adds to the convenience of this home. This property is not only beautifully maintained but also situated in a popular location, making it a must-see for potential buyers. Viewing is highly recommended to fully appreciate all that this charming home has to offer.

Entrance Hall

With stairs off the first floor. Radiator.

Separate WC

6'1" x 2'11" (1.86 x 0.89)

Double glazed window. Low level WC and wash hand basin. Radiator.

Lounge

15'11" x 11'4" (4.87 x 3.46)

Double glazed bow window to the front aspect. Feature surround housing gas fire. Radiator.

Kitchen/Diner

14'9" x 8'9" (4.50 x 2.69)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integrated oven and hob. Space for appliances. Sink unit and drainer. Wall mounted gas central heating boiler. Space for dining table. Double glazed window to the rear aspect. Patio door with access into the conservatory. Cloaks cupboard.

Conservatory

8'11" x 8'1" (2.74 x 2.48)

Double glazed windows and double glazed French doors with access into the rear garden. Power and lighting.



First Floor

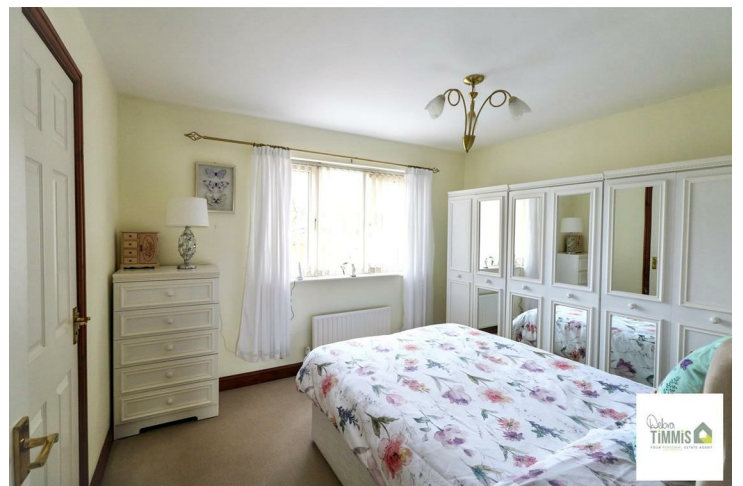
Landing

Airing cupboard. Double glazed window.

Bedroom One

11'4" x 9'8" (3.46 x 2.97)

Double glazed window. Radiator.



En-Suite Shower Room

6'2" to cubicle x 3'3" (1.89 to cubicle x 1.00)

Suite comprises, shower cubicle housing Triton shower unit, pedestal wash hand basin and low level WC. Two double glazed windows.

Bedroom Two

9'7" x 8'2" (2.94 x 2.49)

Double glazed window. Radiator.



and low level WC. Part tiled walls. Double glazed window. Radiator.



Externally

To the front of the property there is a low maintenance front garden with a driveway leading to secure gates. To the rear of the property there is a beautiful manicured garden with planting borders. The property benefits from an additional space to the front.

Bedroom Three

8'2" x 5'6" (2.50 x 1.70)

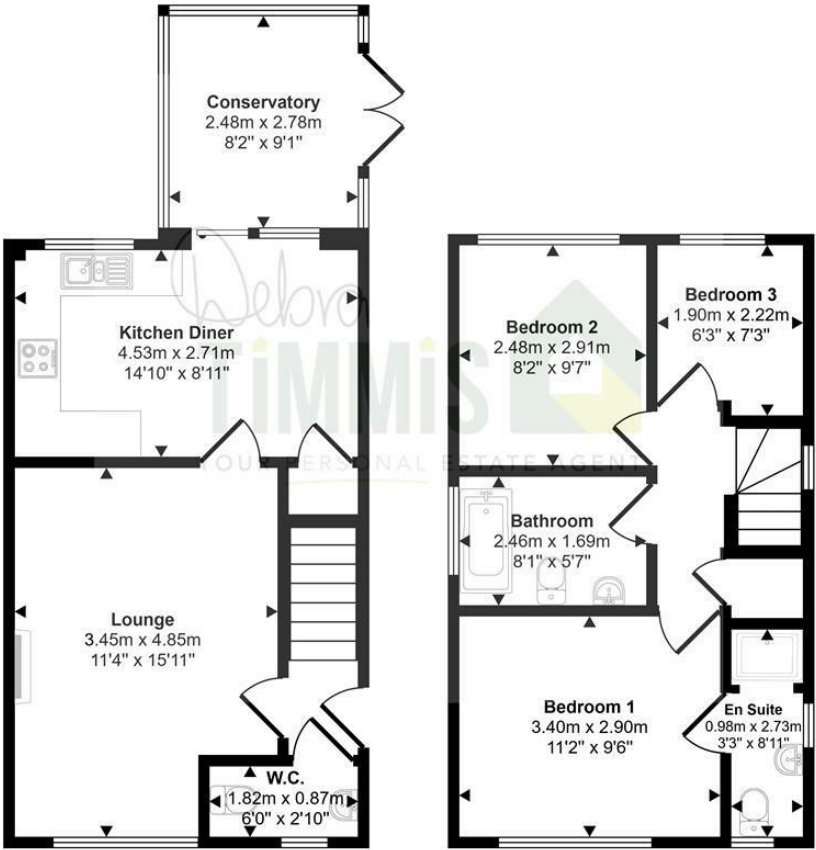
Double glazed window. Radiator.

Family Bathroom

Suite comprising panel bath, pedestal wash hand basin



Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 35 sq m / 379 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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