Whittaker & Biggs Est. 1930
Rostons Group







Holmlea Leek Road, Werrington, Stoke on Trent, Staffordshire, ST9

£900 Per Month

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006

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Holmlea Leek Road, Stoke on Trent ST9 0DQ

This beautifully presented end-terrace property, situated on Leek Road, offers a wonderful blend of modern living and countryside charm.

The heart of the home is the impressive open-plan kitchen diner, thoughtfully extended to the rear to create a spacious and sociable living area. A striking roof lantern floods the space with natural light, providing a bright and welcoming environment.

The property benefits from two well-proportioned bedrooms, offering comfortable accommodation, along with a contemporary first-floor bathroom fitted with modern fixtures and fittings.

2 1 2

Council Tax Band: D





Ground Floor

Hall
4'0" x 3'8"
UPVC double glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room
13'2" x 12'3" not into bay window
UPVC double glazed bay window to the frontage, open fire, tiled hearth and surround, radiator.

Dining Room
15'7" x 10'9"
Radiator, cupboard housing the Navien gas fired combi boiler.

Kitchen
12'9" x 8'3"
UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, roof lantern, units to the base and eye level, extractor hood, space for a freestanding cooker, space for a freestanding fridge freezer, space and plumbing for a washing machine, stainless steel sink and a half with drainer, chrome mixer tap, inset ceiling spotlights.

First Floor

Landing
5'11" x 2'7"
Loft hatch.

Bathroom
7'10" x 5'10"
UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap, shower over, chrome fitments, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, radiator, fully tiled.

Bedroom One
12'1" x 13'1"
UPVC double glazed window to the frontage, radiator, over stairs storage with UPVC double glazed window to the frontage.

Bedroom Two
10'10" x 9'1"
UPVC double glazed window to the rear, radiator.

Loft
Insulated.

Externally
To the frontage, block paved driveway, hedge boundary, access to the rear.
To the side, external understairs storage cupboard.
To the rear, area laid to lawn, two gravelled areas, hedge and fence boundary, views beyond.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out

on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













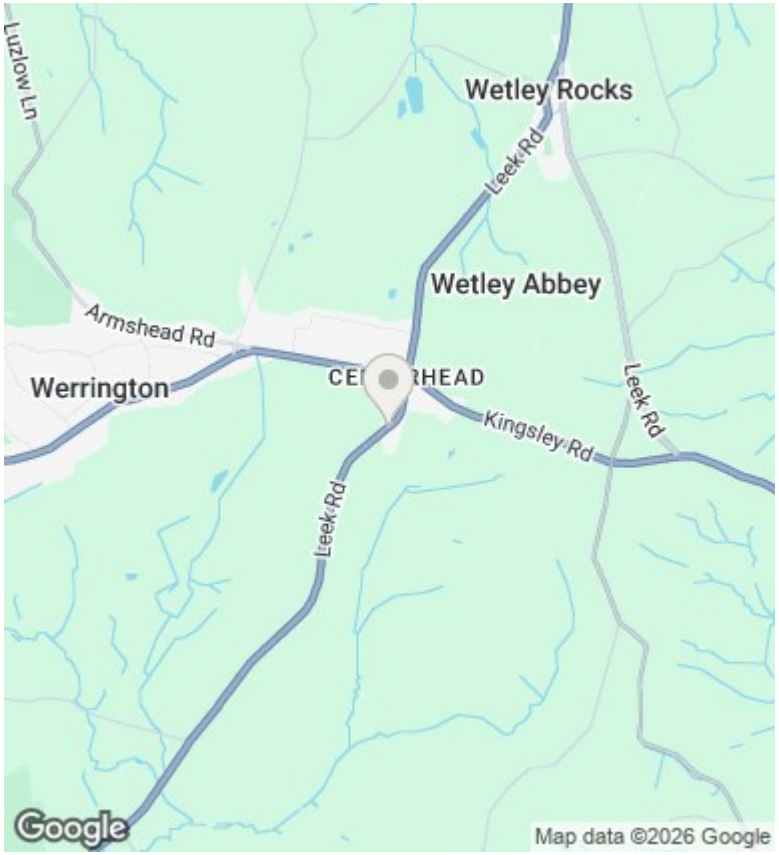








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

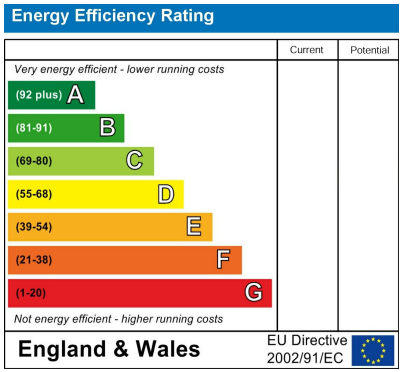


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