



## 5 Stoneleigh Road

Chell, Stoke-On-Trent, ST6 6JH

Looking for a property can often feel like a mine field of obstacles to overcome to get the right home, well let me make it simple here are some stepping STONES leading straight to the perfect semi detached property for you to call your own. STONEleigh Road is immaculate throughout and sold with no upward chain means its move in ready. The accommodation comprises a lounge with log burner, modern fitted kitchen/diner, two double bedrooms and contemporary bathroom. Externally the property has off road parking and a garage. To the rear the garden is landscaped with artificial lawn and a paved patio. Let me give you the stepping STONES you go and build your haven! Call today to book a viewing.

**Offers in excess of £130,000**

# 5 Stoneleigh Road

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- IMMACULATE SEMI DETACHED
- TWO DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- LOUNGE WITH LOG BURNER
- CONTEMPORARY BATHROOM
- GARAGE & DRIVEWAY
- MODERN KITCHEN/DINER
- UTILITY ROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

The property has a double glazed entrance door to the front aspect with a double glazed window to the side aspect. Tiled flooring and stairs leading to the first floor.

### Lounge

13'6" x 11'7" (4.14 x 3.55)

A double glazed bow window overlooks the front aspect. Fireplace housing log burner. Exposed floorboards.

### Kitchen/Diner

14'9" x 9'5" (4.52 x 2.88)

Double glazed patio doors lead out to the rear garden. 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 oven with gas hob over and cooker hood above. Space for

fridge/freezer. Under stairs storage cupboard. Wall mounted central heating boiler. Radiator.

### Utility Room

5'9" x 4'4" (1.76 x 1.34)

Power and lighting. Space and plumbing for washing machine and tumble dryer. Work surface areas.

## FIRST FLOOR

### First Floor Landing

A double glazed window to the side aspect.

### Bedroom One

11'6" x 9'10" (3.53 x 3.02)

A double glazed window overlooks the front aspect. Storage cupboard housing double glazed window to the front. Radiator.

### Bedroom Two

10'11" x 8'9" (3.35 x 2.67)

A double glazed window overlooks the rear aspect. Radiator. Loft access hatch

### Bathroom

7'4" x 5'8" (2.25 x 1.73)

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

## EXTERIOR

To the front the property has a tarmac driveway leading to the detached garage with an access gate leading to the rear garden. To the rear the garden is landscaped with a paved patio area, artificial lawn and sleeper flower bed borders. Fully enclosed by panelled fencing and large garden shed.

### Garage

Up and over door with power and lighting.







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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