



Leek Road,  
Milton



**OneAgency**

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£120,000

Spacious end terrace house with good sized rear garden. The property is located in the popular location of Milton within walking distance of local shops and amenities. The property also benefits from a large first floor bathroom, useful outbuildings and is offered with no chain involvement.





#### Ground Floor

##### Sitting Room

3.61m x 2.30m (11' 10" x 7' 7") Door to front, double glazed window to front, radiator.

##### Storage Area

Window to side.

##### Living Room

3.68m x 3.84m (12' 1" x 12' 7") Under stairs storage area, radiator, laminate flooring, window to side, double glazed window to rear.

##### Kitchen

3.08m x 2.07m (10' 1" x 6' 9") Double glazed window to side, fitted range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, radiator, fitted oven and hob with extractor fan above, part tiled walls, tiled floor, door to side.. Worcester boiler.

#### FIRST FLOOR

##### Landing

Laminate flooring.

##### Bedroom One

3.39m x 3.82m (11' 1" x 12' 6") Double glazed window to front, window to side, radiator.

##### Bedroom Two

Double glazed window to rear, window to side, laminate flooring, radiator, built in storage area.

##### Bathroom

2.15m x 3.48m (7' 1" x 11' 5") Bathroom suite comprising of corner bath, WC, hand wash basin, and separate shower cubicle with mains shower, radiator, tiled walls, double glazed frosted window to rear.

##### Outside

Good sized rear garden with patio area and outbuildings

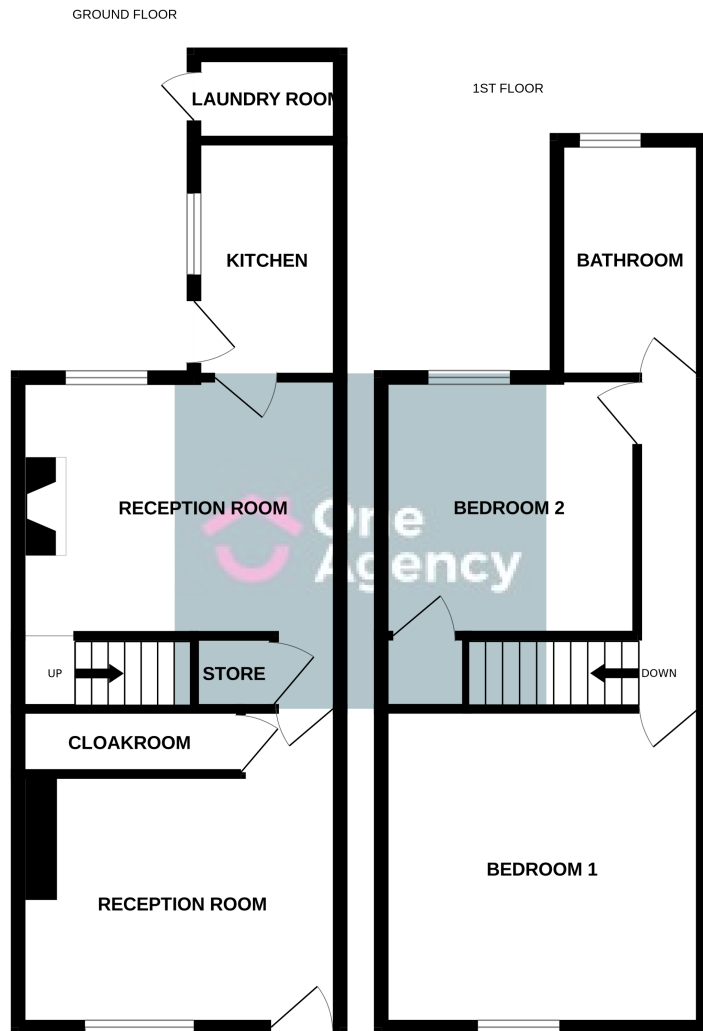
##### Agents Notes

We understand the house and rear garden are on separate title's and the plans shown within the marketing material are for identification purposes. Buyers are advised to confirm the correct boundaries via solicitors.

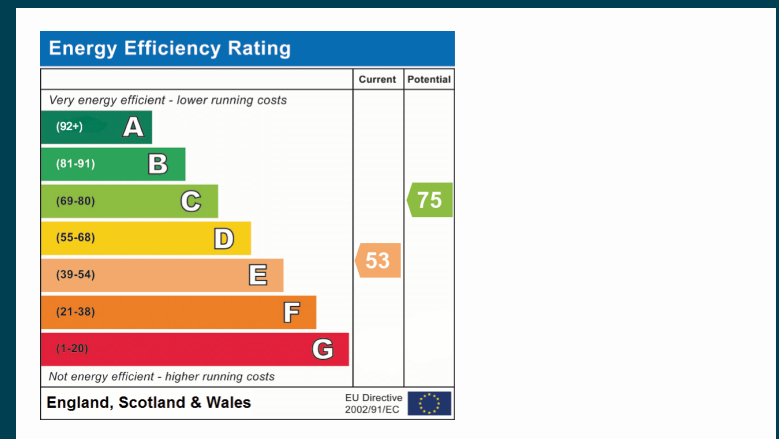
Interested parties are advised to contact OneAgency for information around the circumstances of the sale of the property. We understand the sale is subject to the grant of probate which has been applied for but not yet granted.

Council Tax Band A  
Stoke on Trent Council





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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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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