



Leawood Road,
Trent Vale

 **OneAgency**

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £210,000

A stunning semi detached property, which has undergone an extensive course of modernisation and refurbishment. The property offers high specification accommodation throughout and a few of the main features include a spacious kitchen / diner with breakfast island and appliances, a substantial plot to the rear with side access for parking / potential for garage (subject to relevant consent), LED downlighting, alarm system, linked hard wired smoke alarms and heat detector, bathroom with large bath and rainfall showerhead above, combination boiler with thermostat and radiators with individual thermostats and replacement timber doors. An internal viewing of this property is essential to appreciate the attention to detail which has gone into this renovation.



GROUND FLOOR

Entrance Porch

Door to front, click vinyl flooring.

Hallway

Stairs to first floor.

Cloaks

WC with hand wash basin and mixer tap, mirror with LED lighting, part tiled walls, radiator, click vinyl flooring.

Sitting Room

3.38m max x 3.29m max (11' 1" x 10' 10")
Double glazed window to front, radiator.

Living Room

4.33m max x 3.23m max (14' 2" x 10' 7") Dual fuel burner with oak above, french doors to rear.

Kitchen/Diner

5.28m max x 3.40m max (17' 4" x 11' 2") Fitted with a range of wall, base and drawer storage units, full length Kenwood freezer and fridge, Indesit washing machine, integral fitted Indesit oven and microwave, pull out spice racks, Breakfast Island with Indesit Induction hob, laminate flooring, radiator, two double glazed windows to front, sink and drainer unit with mixer tap, wall mounted concealed Main combi boiler.

FIRST FLOOR

Landing

Double glazed window to side, access to boarded loft with pull down ladders.

Bedroom One

3.25m max x 3.93m max (10' 8" x 12' 11")
Double glazed window to rear, radiator.

Bedroom Two

3.92m max x 3.27m max (12' 10" x 10' 9")
Double glazed window to front, radiator.

Bedroom Three

1.97m x 2.91m (6' 6" x 9' 7") Double glazed window to front, radiator.

Bathroom

2.13m x 1.87m (7' 0" x 6' 2") Bathroom suite comprising of large panelled bath with rainfall shower head above and separate shower head attached. Fitted vanity wash hand basin with storage below, WC, mirror with LED lighting, click vinyl flooring, heated towel rail, porcelain wall tiles, double glazed frosted window to side.

Outside

A substantial plot to the rear with open views. Off road parking accessed from the side with potential to build a garage / outbuilding subject to the relevant permission. Secure gated area to the side of the property.

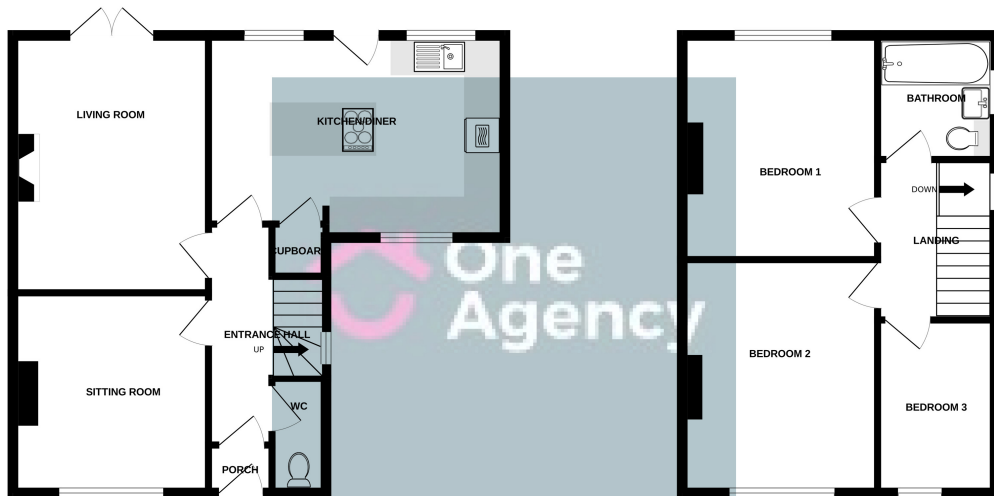
Agents Notes

Council Tax Band A, Stoke on Trent Council.

We have the following reports/certificates available on request - floor test and chimney and boiler sweep/clean.

GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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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.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.