



Leek Road,  
Hanley



**OneAgency**

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£145,000

A modern three bedroom town house in a popular location with convenient access for Hanley Town Centre. The property is considered to be ideal for first time buyers. Benefitting from off road parking, modern kitchen and bathroom, private rear garden and brick built outhouse. Located near to schools, commuter links and amenities. Viewing is highly advised!





## Ground Floor

### Hall

1.02m x 0.82m (3' 4" x 2' 8") Entered through a UPVC front door, radiator and vinyl flooring.

### Lounge

4.06m x 3.27m (13' 4" x 10' 9") A double glazed bay window to the front, electric fire, radiator and carpet flooring.

### Kitchen/Diner

4.21m x 3.90m (13' 10" x 12' 10") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker with extractor hood over, space for a fridge and freezer, storage cupboard, radiator, double glazed window to the rear, UPVC door to the rear and vinyl flooring.

### Utility Area

1.71m x 1.44m (5' 7" x 4' 9") A useful space with plumbing for a washing machine, space for a dryer, double glazed windows, UPVC door to the garden and vinyl flooring.

## First Floor

### Bedroom One

3.98m x 3.30m (13' 1" x 10' 10") A double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

3.28m x 2.41m (10' 9" x 7' 11") A double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

4.85m x 1.02m (15' 11" x 3' 4") Two double glazed windows to the front, radiator and carpet flooring.

### Bathroom

2.38m x 1.71m (7' 10" x 5' 7") A white suite comprising of a bath with overhead shower unit, pedestal hand wash basin, low level W/C, part tiled walls, double glazed window to the rear, radiator and vinyl flooring.

### External

Front - A driveway to the front providing off road parking for multiple vehicles.

Rear - A paved patio area, brick built storage outhouse and artificial turf with fenced borders.



## Ground Floor

Approx. 369.5 sq. feet



Total area: approx. 762.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



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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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