



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

Offers In Excess Of £210,000

- No onward chain, offering a straightforward and potentially faster purchase
- Fully renovated throughout and comprehensively updated for modern living
- Two well proportioned bedrooms, ideal for couples, first time buyers or those looking to downsize
- Turnkey property in a popular residential area, beautifully presented and ready to move straight into
- End of terrace property, benefiting from a desirable end position
- Extended to the rear, providing enhanced and versatile living accommodation
- Contemporary first floor bathroom, modern, stylish and finished to a high standard
- Countryside views to the rear, enjoying a lovely outlook and a sense of privacy
- Open plan kitchen diner, creating a stylish and sociable heart of the home with a striking roof lantern
- Block paved driveway providing convenient off road parking

Holmlea Leek Road, Stoke on Trent ST9 0DQ

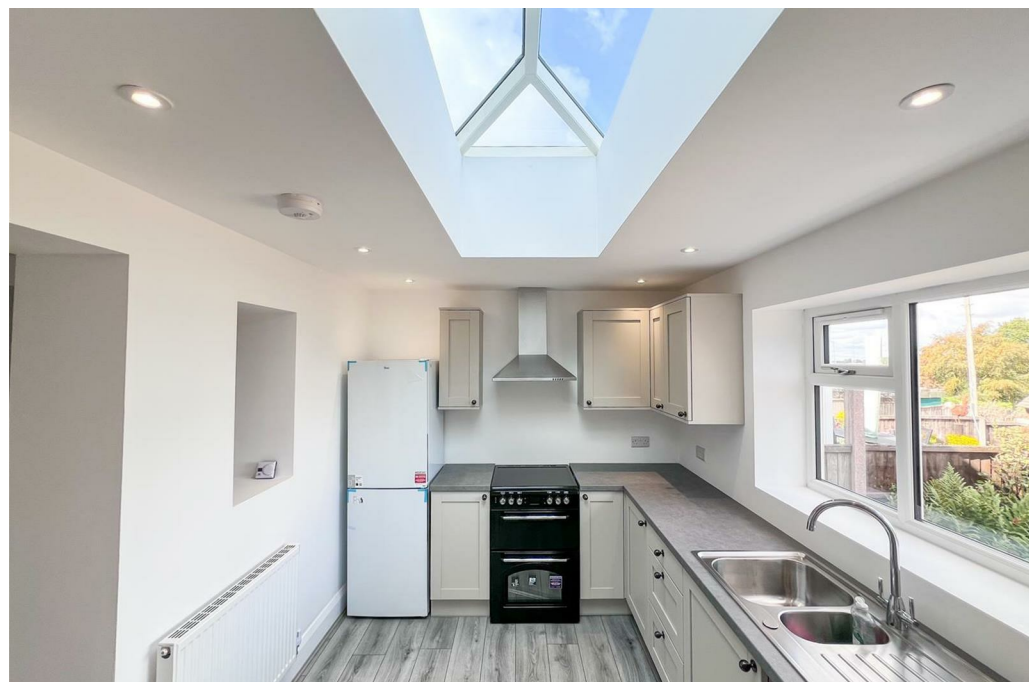
Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to Holmlea. This beautifully presented end terrace house on Leek Road offers a delightful blend of modern living and countryside charm. With no onward chain, this property is perfect for those looking to move in without delay.

The heart of the home is undoubtedly the open plan kitchen diner, which has been thoughtfully extended to the rear. This stylish area is enhanced by a striking roof lantern, flooding the space with natural light and creating a warm, welcoming atmosphere.

The property boasts two well-proportioned bedrooms, ideal for a small family or as a guest room. The contemporary first-floor bathroom has been designed with modern fixtures, ensuring comfort and convenience.



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 fittings, 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.

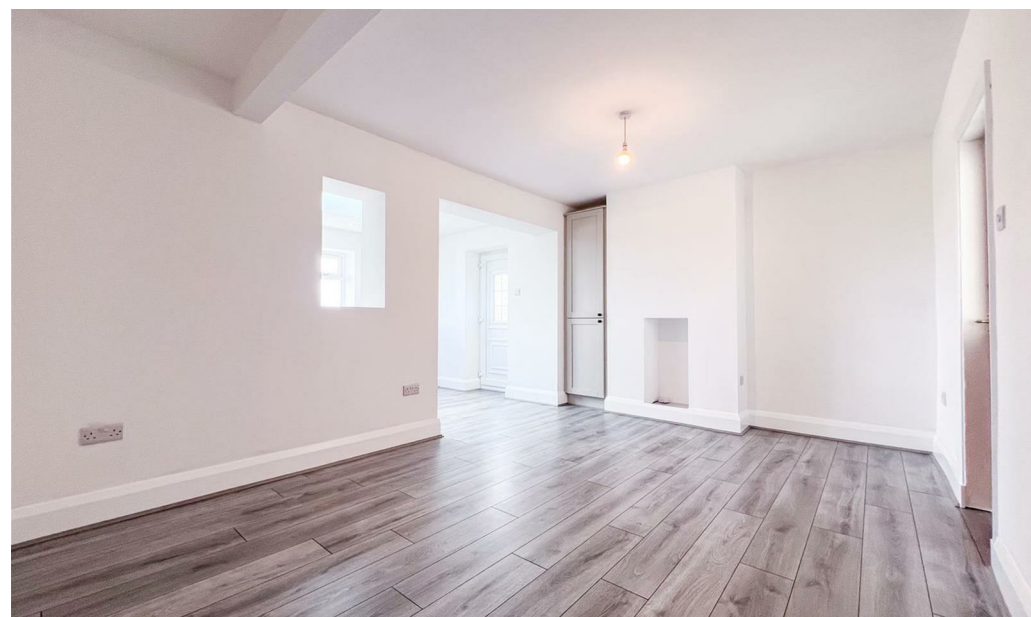
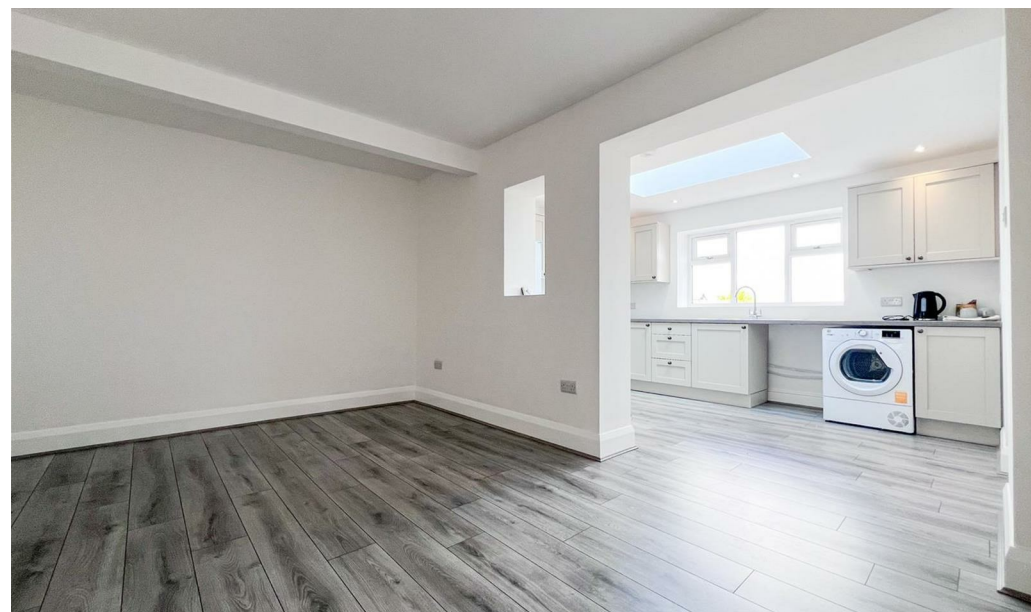
To the side, external understairs storage cupboard.

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

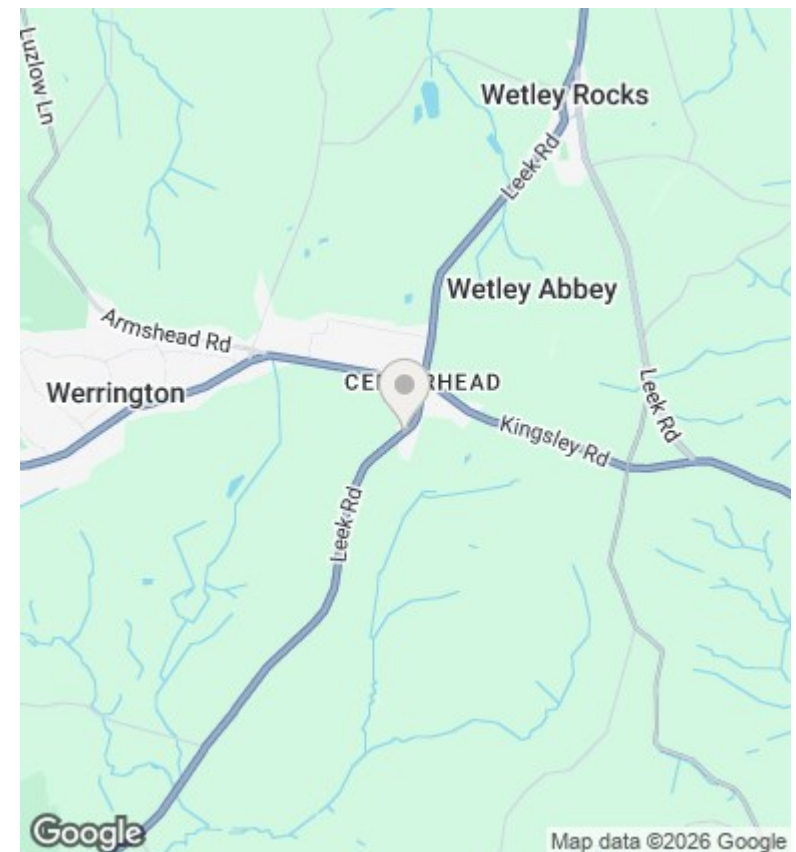
on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be 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 herein, 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

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