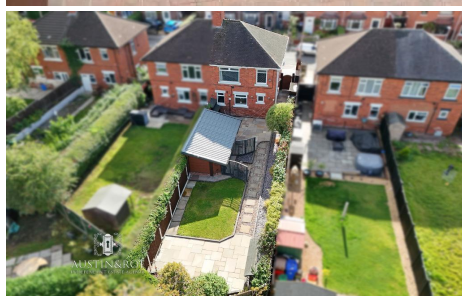




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR SALE - £200,000

LEVESON ROAD, STOKE ON TRENT, STAFFORDSHIRE, ST4 4QP



## KEY FEATURES

- TWO BEDROOM SEMI DETACHED HOUSE • BEAUTIFULLY PRESENTED • DOUBLE DRIVEWAY & CHAIN FREE! •
- MODERN KITCHEN AND BATHROOM • FULLY ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES •
- GREAT COMMUTER LINKS • EXCELLENT SCHOOL CATCHMENT AREA

STONE

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## DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this well presented Two Bedroom Semi Detached House with double Driveway and fully enclosed rear Garden with out building in the popular residential area of Hanford, close to local amenities and with great commuter links.

The Property comprises an Entrance Hallway, Living Room, Kitchen, Utility and Guest Cloakroom on the Ground Floor, to the First Floor is the Landing, two double Bedrooms and Family Bathroom. The Property benefits from gas central heating and double glazing.

At the front of the Property is a block paved Driveway providing off road parking and a brick built raised flower bed, enclosed by well maintained timber fencing and gate leading to the rear Garden. To the rear is a beautifully landscaped Garden, with a paved Indian Stone patio for alfresco dining and entertaining, a large garden outbuilding, with full electrics that doubles up as a shed and garden workshop with an extending pitched roof and lattice screening providing a sheltered hot tub / seating area which has full electrics and a pre laid power cable for a mains powered jacuzzi, a paved path leading to the rear of the Garden with a further paved patio, a lawned area and brick built raised shrubbery beds, all enclosed by well maintained timber fencing.

Viewing is highly recommended.

The Council Tax Band is A  
Mains Gas & Electric  
Mains Water, Drainage and Sewerage  
Broadband FTTC  
Mobile Phone Coverage  
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/10-leveson-road>

## LOCATION

From our office in Stone, take the A34 Stone Road towards Newcastle Under Lyme. Continue for around 5 miles, turning right on to Bankhouse Road, left on to New Inn Lane, right on to Wilson Road and left on to Leveson Road. The Property is on your right.

## GROUND FLOOR

**Entrance Hallway - 4' 1" x 4' 0" (1.27m x 1.23m)** The Property is entered through a white double glazed door in to the welcoming Entrance Hallway, with white décor, a white ceiling with central light fitting, a wall mounted central heating radiator and wood effect laminated flooring. Stairs rise to the floor above and a door opens in to the Living Room.

**Living Room - 14' 3" x 15' 10" (4.35m x 4.85m)** The Living Room has mid grey décor, a white ceiling with central pendant light fitting, a large double glazed bay window to the front aspect, a wall mounted central heating radiator, a recessed fireplace inset with multi fuel log burning stove, granite effect tiled hearth and oak beam mantle, and wood effect laminated flooring. Doors open in to the Kitchen and under stairs storage cupboard.

**Kitchen - 12' 5" x 9' 3" (3.81m x 2.84m)** The bright and modern Kitchen has neutral décor, a white ceiling with recessed spot lights, and



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secondary mood lighting. The kitchen had been designed to maximise room, storage and space two double glazed windows to the rear aspect, a contemporary vertical central heating radiator and slate effect ceramic tiled flooring. There are a range of cream high gloss wall and base units, with curved end panels, a solid oak countertop inset with a black resin sink with chrome mixer tap, a 600 ml five burner gas hob with extractor hood above and integrated electric oven below, integrated bosh, microwave and integrated fridge and freezer. There is family sized higher level breakfast bar section with views over the Garden.

**Utility - 4' 6" x 6' 0" (1.38m x 1.85m)** The Utility is open to the Kitchen, it has neutral décor, a white ceiling with recessed spot lights, a double glazed obscured glass door to the side aspect, and slate effect ceramic tiled flooring. There is a solid oak countertop, with tiled splashback, and space / services under for a dishwasher and washer dryer. A door opens in to the Guest Cloakroom.

**Guest Cloakroom - 4' 9" x 2' 8" (1.45m x 0.83m)** The Guest Cloakroom has neutral décor, a white ceiling with recessed spot lights, a double glazed obscured glass window to the rear aspect, a wall mounted chrome heated towel rail and slate effect ceramic floor tiling. The white sanitaryware consists of a compact vanity unit with inset wash hand basin and chrome mixer tap, and a close coupled wc with push button flush.

FIRST FLOOR

**Stairs and Landing -** The Stairs rise from the Entrance Hallway to the floor above with a quarter turn, neutral décor, a double glazed window to the side aspect and grey fitted carpet. The landing has neutral décor, a white ceiling with pendant light fitting and ceiling hatch to the roof space above. Doors open in to the two Bedrooms and Family Bathroom.

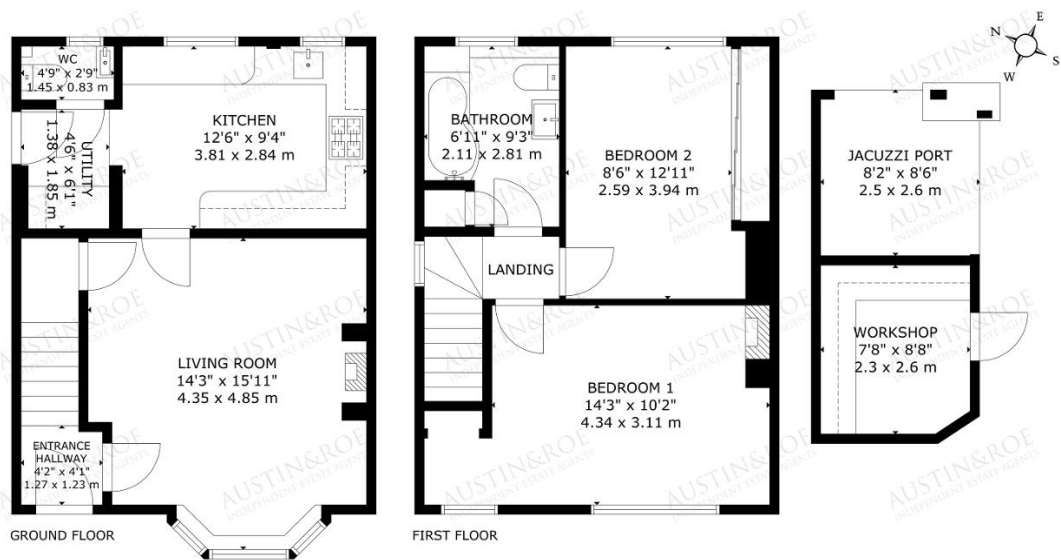
**Bedroom 1 - 14' 2" x 10' 2" (4.34m x 3.11m)** The First Bedroom has white décor with one mid grey feature wall, a white ceiling with pendant light fitting, two double glazed windows to the front aspect, an original cast iron fireplace, a wall mounted central heating radiator and grey fitted carpet.

**Bedroom 2 - 8' 5" x 12' 11" (2.59m x 3.94m)** The Second Bedroom has white décor, a white ceiling with pendant light fitting, a double glazed window to the rear aspect, fitted wardrobes, a wall mounted central heating radiator and grey fitted carpet.

**Family Bathroom - 6' 10" x 9' 2" (2.11m x 2.81m)** The modern Family Bathroom has mid grey décor with full height black ceramic wall tiling to the bathing area, a white ceiling with spot light fitting, a double glazed window to the rear aspect, a chrome heated towel rail and grey gloss ceramic floor tiling. The white sanitaryware consists of a shower bath with curved glass screen, chrome mixer tap and shower over, a pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.







GROSS INTERNAL AREA  
TOTAL: 79 m<sup>2</sup>/845 sq.ft  
GROUND FLOOR: 40 m<sup>2</sup>/430 sq.ft FIRST FLOOR: 39 m<sup>2</sup>/415 sq.ft  
EXCLUDED AREAS: JACUZZI PORT: 7 m<sup>2</sup>/72 sq.ft WORKSHOP: 6 m<sup>2</sup>/65 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS

