

**FOR SALE**



**Leonard Street, Burslem, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £87,495**





## Leonard Street, Burslem, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £87,495

- Traditional Mid Terraced Property
- Two Reception Rooms
- Two Double Bedrooms
- Virtual Tour Available
- Double Glazing



Traditional mid terraced property located in a popular residential area of Burslem. The property comprises two reception rooms, kitchen and family bathroom on the ground floor and with two double bedrooms on the first floor. Benefitting from having double glazing and gas central heating.

**FRONT RECEPTION ROOM 11' 2" x 10' 11" (3.41m x 3.34m)** Entered via part glazed wood door. Carpeted flooring, wall mounted central heating radiator, dado rail, chimney breast with feature Adam style fireplace, cupboards housing gas and electric meters and UPVC double glazed window to front elevation.

**REAR RECEPTION ROOM 11' 10" x 11' 2" (3.62m x 3.41m)** Laminate flooring, wall mounted central heating radiator dado rail, chimney breast and UPVC double glazed window to rear elevation. Double doors leading to:-

**KITCHEN 11' 9" x 6' 2" (3.59m x 1.88m)** Fitted kitchen comprising of a range of base units with contrasting worktops over and wall units. Stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, space for free standing cooker. Tiled flooring and part tiled walls. UPVC double glazed window to side elevation.

**REAR HALL** UPVC part glazed door providing access to rear yard and with tiled flooring.

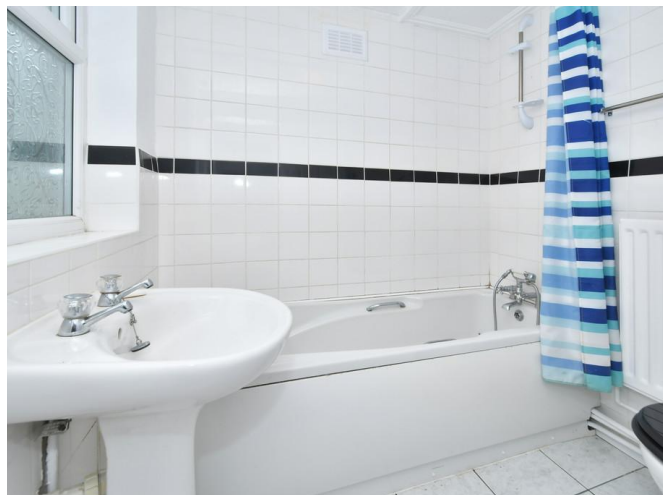


**BATHROOM 6' 1" x 5' 10" (1.87m x 1.8m)** White suite comprising of WC, pedestal wash hand basin and bath with shower head off taps. Tiled flooring and walls, wall mounted central heating radiator and UPVC double glazed frosted window to side elevation.

**STAIRS** Carpeted flooring.


**BEDROOM 11' 2" x 10' 11" (3.41m x 3.34m)** Double bedroom with carpeted flooring, wall mounted central heating radiator, UPVC double glazed window to front elevation and chimney breast with decorative original cast iron feature fireplace.

**BEDROOM** Double bedroom with carpeted flooring, wall mounted central heating radiator, UPVC double glazed window to rear elevation and chimney breast, built in storage cupboard and with decorative original cast iron feature fireplace.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





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