

**TO LET**



**Leek Road, Stockton Brook**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£795 pcm**



## Leek Road, Stockton Brook

3 Bedrooms, 1 Bathroom

£795 pcm

Date available: 5th July 2022

Deposit: £917

Unfurnished

Council Tax band: C

- Highly Sought-After Location
- High-Achieving Schools Nearby – Primary & Secondary
- Good Commuter Links
- Manageable, And Enclosed, Rear Garden
- Available Immediately
- Quick Drive To Hanley Town Centre & Festival Park

### **OVERVIEW**

***Martin & Co Macclesfield are over the moon to welcome to the local rental market this 3-bed, semi-detached property in Stockton Brook, Stoke-on-Trent!***

***We know, dear reader, that you have been looking frantically for this type of property, in this location, for a long time; we see it on the Baddeley Green Facebook group, we see it on the Stockton Brook Facebook group, we get calls into the office for exactly this.***

***So, what about the property itself? Well, it briefly consists of a separate entrance hall, large living room, a well-proportioned dining room, an extensive kitchen, and WC on the ground floor. With three bedrooms (two double, one single) and a bathroom on the first floor. The property boasts characterful touches throughout, with lots of storage space internally, and ample room outside; with a huge driveway, enclosed garden to the rear, a garage, and a wooden garden shed and an integral garden store. Viewing Essential.***





**ENTRANCE HALL 15' 1" x 6' 0" (4.61m x 1.85m)**

Welcome to number 1004! The big entrance hall features a storage space under the stairs.

**LIVING ROOM 11' 2" x 10' 9" (3.42m x 3.28m)**

A considerable living space with a beautiful bay window, and two alcoves either side of the fireplace; one of which boasts a storage cupboard and shelving.

**DINING ROOM 10' 8" x 10' 5" (3.27m x 3.19m)**

A versatile space to the rear of the property with two, built-in, storage cupboards.

**KITCHEN 13' 8" x 5' 10" (4.18m x 1.80m)**

The extensive kitchen features a plethora of kitchen cabinets for all your pots and pans, in addition to a space for your standalone cooker and washing machine. Not to mention the integrated sink/drainer, and spots for your fridge and freezer.

**WC 5' 0" x 2' 7" (1.53m x 0.79m)**

Consists of a toilet only.

**BEDROOM ONE 11' 3" x 10' 8" (3.43m x 3.26m)**

A large, double, bedroom.

**BEDROOM TWO 10' 10" x 10' 5" (3.32m x 3.19m)**

Located to the rear of the house, the second bedroom is a good-sized double with a built-in wardrobe, and a cupboard with corner shelving.

**BEDROOM THREE 6' 0" x 6' 0" (1.84m x 1.83m)**

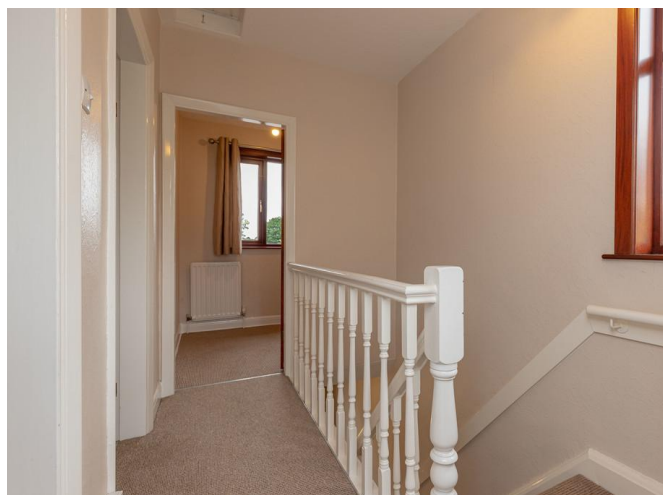
A single bedroom which could be utilised as an office, study, or playroom.

**BATHROOM 6' 3" x 5' 11" (1.92m x 1.82m)**

The highly presentable bathroom has everything you need; a wash basin, a toilet, a bath with shower, and a handy airing cupboard for your towels and knick knacks.

**GARAGE 15' 7" x 8' 0" (4.75m x 2.44m)**

Features its own lighting and storage cupboards to the rear.



**REAR GARDEN**

The rear garden is of a good size, ideal for the pitter patter of small feet playing outside in the summer months. There is a patio adjacent to the property, bordered by a flower bed. There is a lawn space to the back with a wooden garden shed for your garden tools, as well as a brick garden store attached to the back of the house.

**DRIVEWAY**

The simply staggering driveway can accommodate at least four vehicles.

**OTHER POINT OF NOTE**

Benefits From Gas Central Heating Set Back Pleasingly From The Road, So No Noise!

**SUMMARY VIEW**

*Isn't this exactly what you are looking for? A characterful, 3-bed, semi-detached property in the ever-popular locale of Stockton Brook? Come and take a look...*

*In terms of its location, the property is perfectly placed on the edge of Stockton Brook, with Baddeley Green to one side and Endon to the other. Fantastic schools are nearby, as well as a Nisa convenience store, a Shell petrol station, Ridgways Chemist, and Baddeley Green Surgery. Why not grab a butterscotch iced coffee at Arabella's before coming to view? I'll have a caramel latte if you insist!*

*Be sure to study the floor plans and take another look at the photographs. This property is available immediately!*

*So don't wait around and call us to get that all-important viewing booked now!*

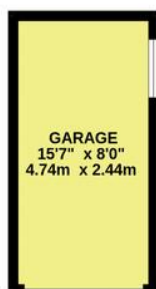


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



3-BED, SEMI-DETACHED PROPERTY

TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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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