



1803 Leek Road

Milton, ST2 7AD

Price £230,000



We at Carters are delighted to present to the market this spacious and characterful traditional semi-detached property, offered with no onward chain and enjoying a desirable position backing onto open playing fields.

Upon entering, you are welcomed by a charming sitting room featuring an electric fire, alongside a second reception room boasting a traditional bay window, electric fire, and an elegant feature ceiling rose—perfect for both relaxing and entertaining. To the rear of the property lies a generously proportioned kitchen dining room, fitted with a modern kitchen and offering ample space for family dining and social gatherings. This area flows seamlessly into a bright conservatory overlooking the garden. A separate utility room with W.C. adds further convenience.

Upstairs, the property offers four well-sized bedrooms, all generous in proportion, along with a recently installed contemporary bathroom suite finished with stylish matte black fixtures and fittings. Additionally, there is a useful loft space with two Velux roof lights, providing further potential.

Externally, the front of the property features a well-maintained lawned garden, enhanced by a variety of mature trees, plants, and shrubs. A driveway provides off-road parking for two vehicles and leads to a detached garage.

To the rear, the property benefits from a private, enclosed garden backing onto open playing fields. This beautifully maintained outdoor space includes a paved patio area, a lawn, and well-stocked borders filled with an array of flowers, fruit trees, and a striking magnolia tree—creating a peaceful and picturesque setting.

Early viewing is highly recommended to fully appreciate the space, character, and location this wonderful home has to offer.

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Entrance Hallway

UPVC double glazed entrance door and window to the side elevation.

Stairs to the first floor. Radiator. Laminate flooring.

Sitting Room

10'4" x 10'10" (3.15m x 3.30m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Electric fire with a granite hearth. Radiator.

Living Room

10" x 14'3" (3.05m x 4.34m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Feature ceiling rose. Feature wall lighting. Electric fire with a granite surround. Radiator.

Kitchen / Dining Room

20'9" x 15'3" (6.32m x 4.65m)

UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation leading to the conservatory.

Fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Resin one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring induction hob. Integrated dishwasher. Space for a fridge freezer. Recessed ceiling down

lighters. Radiator. Laminate flooring.

Utility

W.C. Wash hand basin. Plumbing for a washing machine. Partially tiled walls. Quarry tiled flooring.

Conservatory

10'4" x 9'11" (3.15m x 3.02m)

UPVC double glazed french doors to the rear elevation. UPVC double glazed windows to the side and rear elevations.

Recessed ceiling down lighters. Vinyl flooring.

Stairs and Landing

Bedroom One

10'8" x 15'4" (3.25m x 4.67m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Bedroom Two

14'3" x 10'3" (4.34m x 3.12m)

UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom Three

10'11" x 10'8" (3.33m x 3.25m)

UPVC double glazed window to the front elevation. Radiator.

Bedroom Four

9'8" x 8' (2.95m x 2.44m)

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Bathroom

UPVC double glazed window to the side elevation.

Modern white bathroom suite with matte black fixtures and fittings.

P Shaped bath with a shower over. Vanity basin unit with storage under. Mid level w.c. Aqua paneling to the walls. Chrome heated towel rail. LED heated de mist mirror. Vinyl flooring.

Stairs to Loft Space

Loft Space

13' x 9'5" (3.96m x 2.87m)

Two Velux roof lights.

Garage

Double outward opening garage doors to the front elevation. Wooden single pane windows to the side elevation.

Power and lighting.

Externally

The front of the property features a well-kept lawned garden, complemented by a variety of mature trees, plants, and shrubs. A driveway provides off-road parking for two vehicles and leads to a detached garage.

To the rear, the property boasts a private, enclosed garden that backs onto open playing fields. This beautifully

maintained space includes a paved patio, a lawn, and well-stocked borders filled with an array of flowers, fruit trees, and an impressive magnolia tree. Additional features include a storage shed and a convenient outside tap.

Additional Information

Freehold. Council Tax Band B.

Total Floor Area: TBC.

Disclaimer

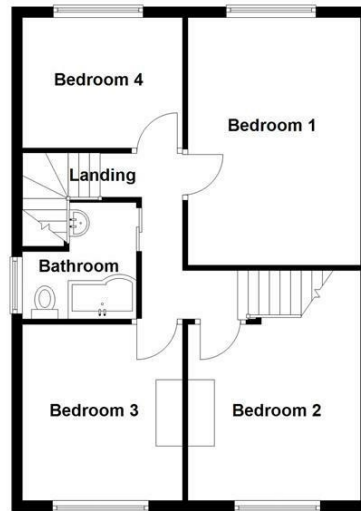
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Tel: 01782 470391

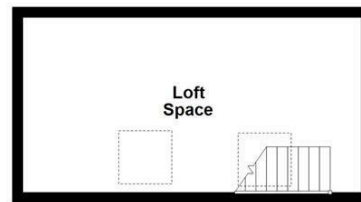
Ground Floor



First Floor



Second Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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