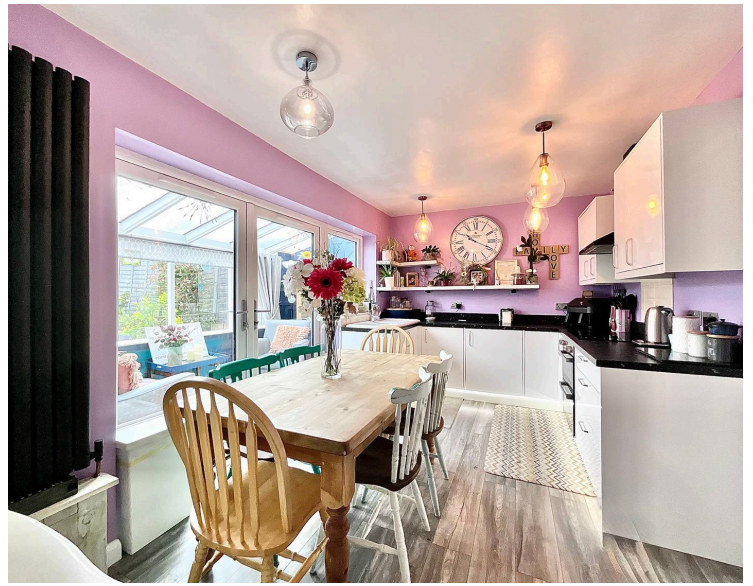




19 Ledbury Crescent, Stoke-On-Trent

£195,000 Freehold

A glutinous delight - lots of space, thoughtfully decorated throughout. • The Perfect Mixing Spaces - A light-filled lounge (your "mixing bowl") and a sleek, modern kitchen/diner (the "baking station") ideal for whipping up memories and hosting guests. • Three Sweet Layers - Two generous double bedrooms and one versatile single room, like tiers of a cake—perfect for family, guests, or a home office. • Icing on the Outside - A beautifully "decorated" garden with lawn, patio, decking, and even a charming fish pond—like the finishing touches on a showstopper bake. • Well-Placed in the Pantry - Tucked in a quiet cul-de-sac with parking and a garage, plus easy access to transport, shops, schools, and green spaces—everything you need within arm's reach.



“Want to have your cake and eat it too?” Be glutinous and take a look at 19 Ledbury Crescent. A three-bedroom semi-detached home situated in Stoke-On-Trent, in Hanley. As you step through the door, immediately to your right, you have the heart of the home, the lounge. A large bow window bathes the room in natural light, with emerald-green walls, and a feature fireplace adds a cosy focal point. Then you have the heart of the home, the kitchen/diner, which boasts an abundance of sleek white cabinets topped with a black stone-effect worktop to meet all your storage needs. The lights add ambience to a pleasant dining experience, with room for a large dining table to entertain family and friends. A key highlight of this room is the under-stairs storage concealed by a rolling bookcase on hinges (a great hide-and-seek spot). Downstairs comes complete with a guest WC. Upstairs, the property has three bedrooms: two doubles and a good-sized single, perfect as a home office, nursery, or guest bedroom. A family bathroom completes the home with a shower-over-bath duo. To the rear, a multilayered garden featuring a lush green lawn, a patio, and even a little feature fish pond. Fenced and secure, the garden is finished with a decked seating area along with splashes of colour from the mature plants and flowers in bloom. For parking, a driveway at the front allows you to park with ease, and a single integral garage provides that little extra space. All this is situated in Birches Head on a quiet cul-de-sac. Everything here is at your fingertips, with easy access to the A50, great bus routes with a stop less than a minute away, and lots of modern conveniences within easy reach. The city centre is, but a short drive away, and so are rural, green settings for a nice walk or outdoor adventure, such as Wetley Moor, Park Hill Country Park, Hulton Abbey Park and The Central Forest Park. Little ones in tow? You will find an array of well-regarded schools in the vicinity. Fancy a slice of this delightful cake? Book your viewing today.



"Want to have your cake and eat it too?"

Council Tax band: B

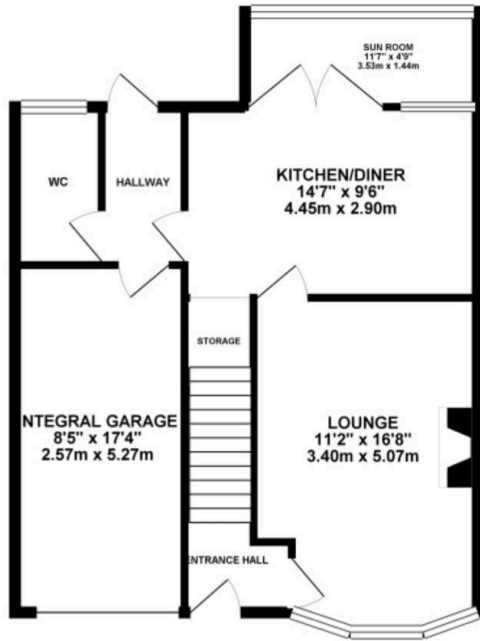
Tenure: Freehold

EPC Energy Efficiency Rating: E

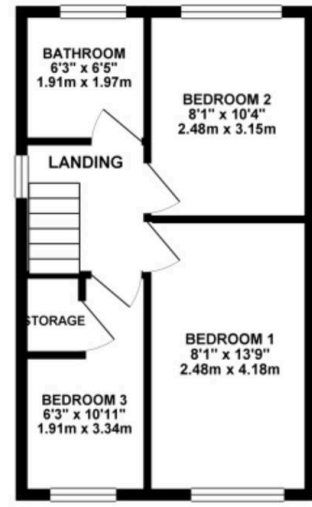
EPC Environmental Impact Rating: F



GROUND FLOOR 640.37 sq. ft.
(59.49 sq. m.)

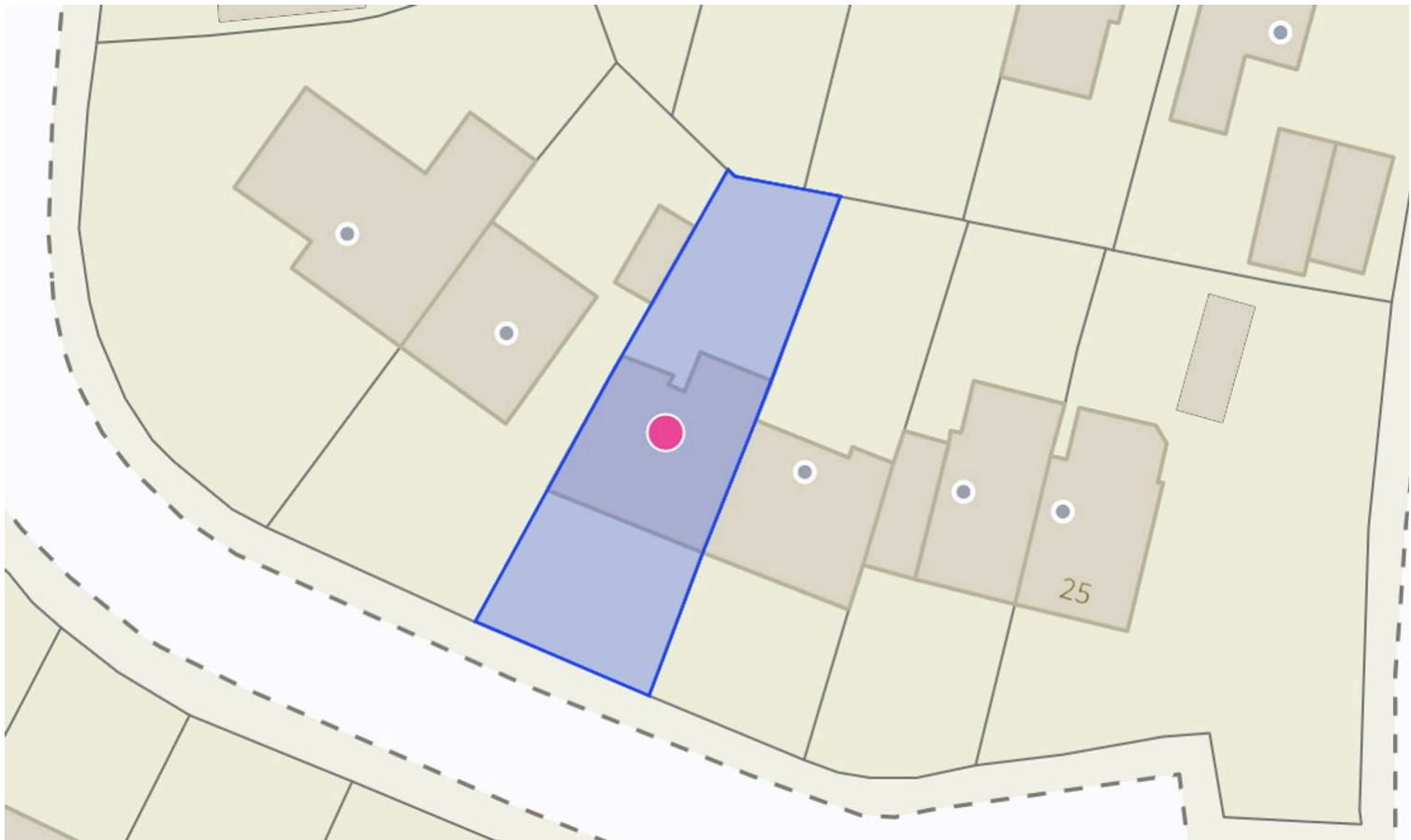


1ST FLOOR 346.13 sq. ft.
(32.16 sq. m.)



TOTAL FLOOR AREA : 986.50 sq. ft. (91.65 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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