



Fountain Street

Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors

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74 Fountain Street

Leek,
Staffordshire
ST13 6JY

- * A fabulous three bedroom mid-town house arranged over three floors and situated in a highly convenient location for the town centre and it's amenities.
 - * The property offers good sized accommodation that is ideally suited for family occupation.
 - * The property briefly comprises: Entrance Hall, Living Room / Dining and Kitchen Area to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor. Master Bedroom with En-Suite facility on the second floor.
 - * To the rear of the property is a very well maintained and good sized lawned garden area with additional paved patio area and useful garden shed.
- ◆ Viewing strongly recommended.
- ◆
- * The property is offered For Sale with No Upward Chain Involved.

Offers in the region of : £199,950



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1



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D

Council Tax Band

A



Leek Office - 01538 383344



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Accommodation



Entrance Hall

Radiator. Stairs off.

Living Room / Kitchen 20'3" max x 20'2" (6.17m max x 6.15m)

Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Plumbing point. Electric wall mounted feature fire. Radiator x 2. Wall light point x 2. Sliding patio doors to rear aspect. Cupboard housing gas and electric meters.

Landing Area

Stairs off. Radiator.

Bedroom 12'3" x 11'0" (3.73m x 3.35m)

Radiator.

Bedroom 11'6" x 9'5" max (3.51m x 2.87m max)

Radiator. Storage cupboard.

Bathroom 12'3" x 4'11" (3.73m x 1.50m)

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail.

Master Bedroom 12'2" x 20'6" max (3.71m x 6.25m max)

Radiator.

En-Suite

Corner shower cubicle. W.c. Wash basin with storage unit below. Wall mounted boiler. Heated towel rail.

Outside

To the rear of the property is a very well maintained and good sized lawned garden area with additional paved patio area and useful garden shed.

Viewing

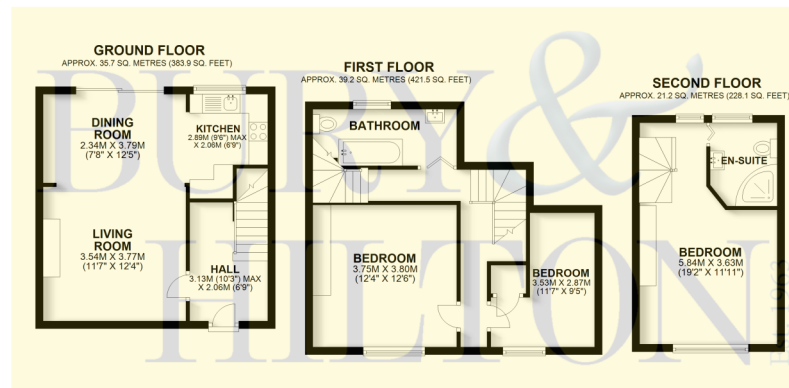
By prior appointment via Bury & Hilton Leek office
01538 383344





Agents Note

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TOTAL AREA: APPROX. 96.0 SQ. METRES (1033.5 SQ. FEET)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanIt.



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