



38 Southbank Street
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

38 Southbank Street

Leek
Staffordshire
ST13 5LN

- * This immaculate three bedroom mid-terrace property offers spacious family sized accommodation arranged over four floors.
- * The property is presented to a high standard throughout and benefits from Upvc double glazing and gas fired central heating.
- * Located in a convenient position just on the outskirts of the town centre with easy access to shops, schools and amenities.
- * The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen / Diner at ground floor level. On the lower floor is a Hall and access to the Shower Room / Utility Room. Landing Area and Two Bedrooms are situated on the first floor. Attic Room / Bedroom Three is located on the top floor.
- * Pleasant sized rear yard area and useful outside store.
- * An internal inspection of the property comes highly recommended.



Offers In The Region Of £145,000



3



1



2



E



acre(s)



Leek - 01538 383344



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General Information

Entrance Hall

Radiator. Stairs off.

Living Room

Electric fire. Radiator. Laminate flooring.

Kitchen / Dining Area

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Laminate flooring Fire place. Wall mounted central heating boiler. Stairs down to:

Lower Floor

Rear Hallway

Rear door. Tiled floor. Storage cupboard.

Shower Room / Utility Room

Shower cubicle. W.c. Wash basin with storage unit below. Radiator. Tiled floor. Plumbing point.

First Floor

Landing Area

Stairs off.

Bedroom

Radiator.

Bedroom

Radiator. Fire place. Built-in storage.

Second Floor

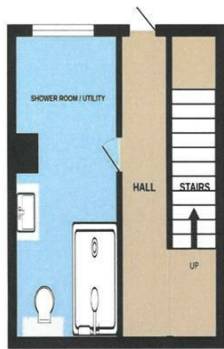
Bedroom / Attic Room

Window to front. Eaves storage. Radiator.

Outside

Forecourted. Pleasant sized rear yard area with useful outside store.

LOWER GROUND FLOOR



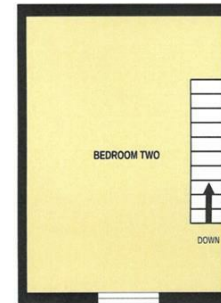
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

Agents Notes

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