



## 10 Carlton Terrace, Leek, Staffordshire, ST13 6HF

Offers In Excess Of £225,000

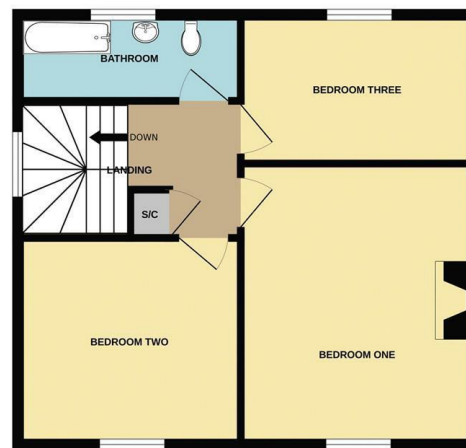
- Immaculately presented three double bedroom semi detached house
- Bathroom and shower room
- Outskirts of the town centre
- Substantial plot with large rear garden
- Spacious hallway and landing
- Two reception rooms
- Well equipped kitchen with utility/store room



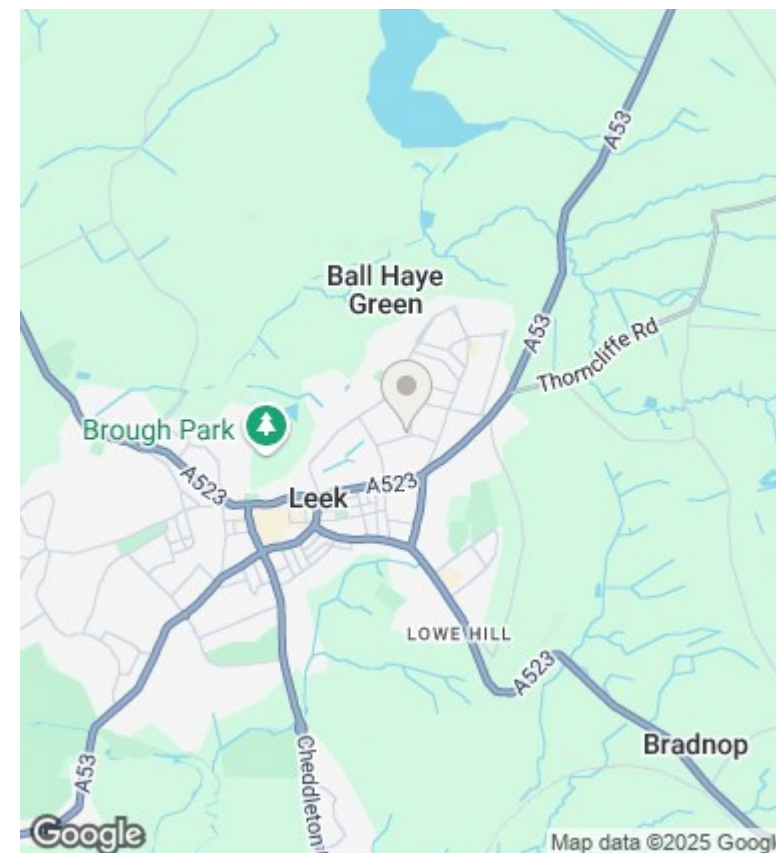
GROUND FLOOR



1ST 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.  
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## Directions

From our Derby Street Leek office proceed along Ball Haye Street to the traffic lights turning right onto the Buxton Road. Follow this road taking the second turning left into Prince Street and the first right into Carlton Terrace. The property is situated on the left hand side, identified by the agents for sale board.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

## EPC Rating:

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