



## 10 John Street, Leek, Staffordshire, ST13 8BL

Offers In The Region Of £200,000

- Deceptively spacious
- Garage with electric door
- Cellar
- End of terrace
- Out buildings
- Council tax band B
- 4 Double bedrooms
- Block paved rear courtyard
- NO CHAIN!



# 10 John Street, Leek ST13 8BL

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this deceptively spacious, end of terrace, four bedroom property which has been extended to include an integral garage.

Located in a sought after area, the home is within walking distance of Leek market town and local amenities.

The living space is comprised of a porch, integral garage, dining room, sitting room and kitchen to the ground floor.

To the second floor are three double bedrooms and a large family bathroom, whilst to the second floor is a fourth bedroom which is accessed via bedroom three.

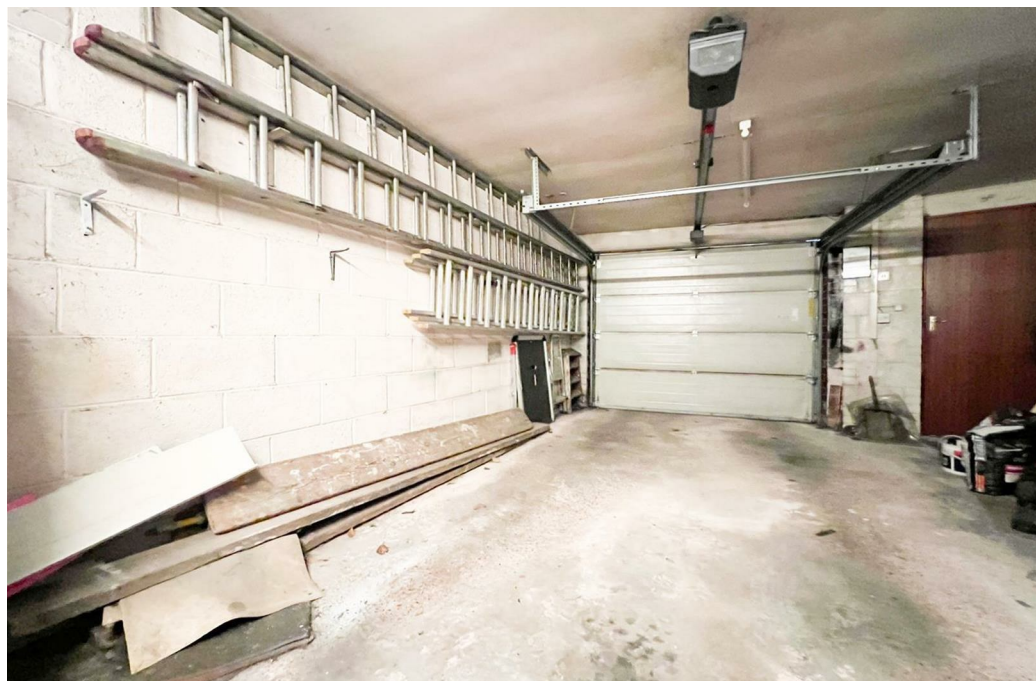
Additionally, there is a cellar and outbuildings that include a boiler room, WC and store.

Externally to the rear the property has a low maintenance block paved courtyard and has gated rear access.

Selling with NO CHAIN, this ideal family home has an abundance of potential. A viewing is highly recommended to appreciate this home's position, large living space and integral garage.



Council Tax Band: B



## Ground Floor

- Size : -

### Porch

11'9" x 4'11" Max measurement

Wood double glazed door to the frontage, wood double glazed window to the side aspect, electric radiator, tiled floor, built in storage cupboard, pedestrian garage door. - Size : - 11' 9" x 4' 11" (3.57m x 1.49m) Max measurement

### Dining Room

12'4" x 10'4" Max measurement

Wood double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, electric fire, brick surround. - Size : - 12' 4" x 10' 4" (3.75m x 3.15m) Max measurement

### Sitting Room

15'6" x 14'1" Max measurement

UPVC double glazed window to the rear, radiator, electric fire, stairs down to the cellar. - Size : - 15' 6" x 14' 1" (4.73m x 4.30m) Max measurement

### Kitchen

11'7" x 8'1" Max measurement

UPVC double glazed door to the side aspect, UPVC double glazed bay window to the side aspect, base and wall units, stainless steel sink and drainer, chrome taps, space for a free standing cooker, space for a free standing fridge freezer, extractor hood. - Size : - 11' 7" x 8' 1" (3.53m x 2.47m) Max measurement

## Integral Garage

24'5" x 14'2" Max measurement

Electric roller door, wood double glazed window to the side aspect, light and power, sink with cold water tap, plumbing for a washing machine. - Size : - 24' 5" x 14' 2" (7.43m x 4.31m) Max measurement

## First Floor

- Size : -

### Bedroom One

23'7" x 14'3" Max measurement

UPVC double glazed window to the frontage, wood double glazed window to the rear, radiator. - Size : - 23' 7" x 14' 3" (7.18m x 4.34m) Max measurement

### Bedroom Two

12'3" x 10'6" Max measurement

UPVC double glazed window to the frontage, radiator. - Size : - 12' 3" x 10' 6" (3.73m x 3.21m) Max measurement

### Bedroom Three

12'4" x 11'4"

UPVC double glazed window to the rear, radiator, built in wardrobes, stairs to the second floor. - Size : - 12' 4" x 11' 4" (3.76m x 3.46m)

### Bathroom

14'2" x 6'9" Max measurement

2 x UPVC double glazed windows to the side aspect, corner bath, chrome taps, electric Triton shower over, pedestal wash hand basin, chrome taps, low



level WC, radiator, airing cupboard housing hot and cold water tanks. - Size :  
- 14' 2" x 6' 9" (4.33m x 2.07m) Max measurement

## Second Floor

- Size : -

## Bedroom Four

17'8" x 12'4" Max measurement

Aluminium double glazed window to the rear, electric radiator. - Size : - 17' 8" x 12' 4" (5.39m x 3.76m) Max measurement

## Cellar

13'2" x 11'8" Max measurement

Power and light. - Size : - 13' 2" x 11' 8" (4.01m x 3.56m) Max measurement

## Externally

To the rear, block paved courtyard, walled boundary, gated access.

Outbuildings: Boiler room, WC, store. - Size : -



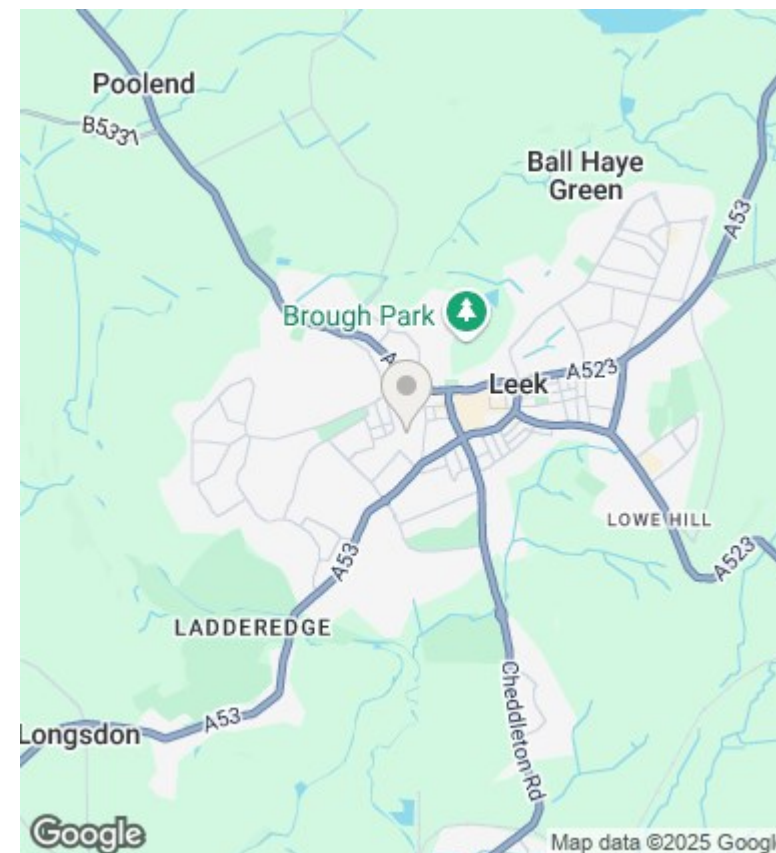








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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, offices proceed along Haywood Street. At the traffic lights continue straight ahead. Follow this road taking the second turning right into Cruso Street. Following this road taking the first turning right into John Street and the property is situated on the left hand side identifiable by the agents For Sale board.

## Viewings

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

## Council Tax Band

B

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		
England & Wales		EU Directive 2002/91/EC