



11 Southbank Street, Leek, Staffordshire, ST13 5LS

Offers In The Region Of £225,000

- Well presented four bedroom bay fronted terrace home
- Accommodation over three floors
- First floor bathroom
- 24ft open plan living/dining room
- Well equipped kitchen
- Hallway with minton tiled floor
- Enclosed rear yard and forecourt
- Utility/WC
- Walking distance to town centre.

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This beautifully presented four bedroom bay fronted terrace home is conveniently nestled within town, being just a short walk from the town centre. The accommodation is located over three floors, with the current vendors creating a fourth bedroom within the loft space, with a fixed staircase from the landing. The property also boasts a 24ft open plan living/dining room, spacious well equipped kitchen and utility/WC. All four bedrooms are of good proportions and are serviced by a family bathroom to the first floor. A enclosed low maintenance yard is located to the rear, with a forecourt to the front.

You're welcomed into the property via a gated forecourt into the hallway, which is laid to minton tiled floor. The living/dining room has a feature gas fire mounted on a granite style hearth, sash bay window to the front and useful storage cupboard. To the rear of the property is the kitchen, with a good range of fitted units to the base and eye level, 1 1/2 stainless steel sink, Kenwood range style gas cooker with extractor and space for a free standing fridge/freezer. A rear hallway area provides access to the rear yard and utility/WC, this room has a work surface and space for a washing machine and dryer.



Council Tax Band: B



Ground Floor

- Size : -

Hallway

Wood glazed door to the frontage, wood glazed window to the frontage, radiator, Minton tiled floor, stairs to the first floor. - Size : -

Living/Dining Room

24'8" x 10'8"

2 x radiators, wood glazed sash window to the frontage, UPVC double glazed window to the rear, living flame gas fire, granite style hearth, cast iron surround, under stairs storage cupboard. - Size : - 24' 8" x 10' 8" (7.51m x 3.25m)

Kitchen

12'2" x 7'11"

2 x UPVC double glazed window to the side aspect, 1 x wood double glazed window to the side aspect, units to the base and eye level, stainless steel sink and a half, chrome mixer tap, Kenwood gas range style cooker, five ring hob, stainless steel extractor hood, space for a freestanding fridge freezer, part tiled, radiator, wood style work surfaces. - Size : - 12' 2" x 7' 11" (3.71m x 2.41m)

Rear Hallway

UPVC double glazed door to the side aspect, wall mounted gas fired Potterton boiler. - Size : -

Utility/WC Room

7'4" x 5'5" max measurements

UPVC double glazed window to the side aspect, low level WC, pedestal wash

hand basin, work surface, space and plumbing for washing machine, space for a tumble dryer, loft hatch. - Size : - 7' 4" x 5' 5" (2.23m x 1.66m) max measurements

First Floor

- Size : -

First Floor Landing

Stairs to the second floor, under stairs storage, 2 x radiators. - Size : -

Bedroom Two

14'2" x 10'1" max measurements

UPVC double glazed window to the frontage, radiator. - Size : - 14' 2" x 10' 1" (4.33m x 3.08m) max measurements

Bedroom Three

14'1" x 8'4" max measurements

Wood glazed sash window to the rear, radiator. - Size : - 14' 1" x 8' 4" (4.28m x 2.54m) max measurements

Bedroom Four

7'9" x 7'2"

UPVC double glazed window to the rear, radiator. - Size : - 7' 9" x 7' 2" (2.35m x 2.18m)

Bathroom

9'5" x 4'10"

UPVC double glazed window to the side aspect, P-shaped bath, chrome mixer tap, shower over, glass shower screen, pedestal wash hand basin, chrome taps,

low level WC, radiator, fully tiled. - Size : - 9' 5" x 4' 10" (2.88m x 1.47m)

Second Floor

- Size : -

Second Floor Landing

Velux skylight. - Size : -

Bedroom One

16'11" x 10'7" max measurement

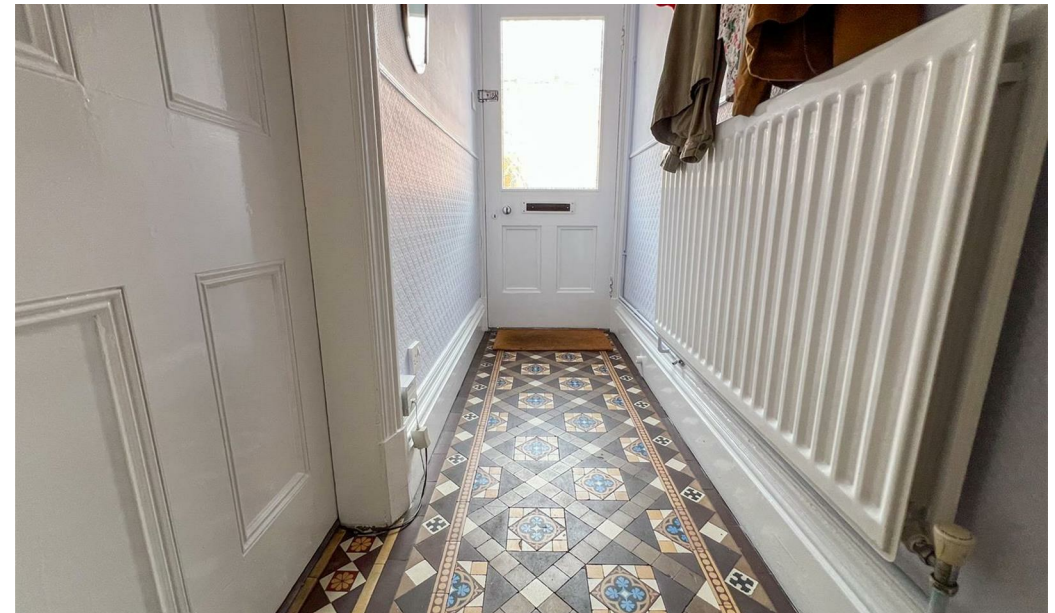
Velux skylight with built in blind, traditional style radiator, eaves storage. -

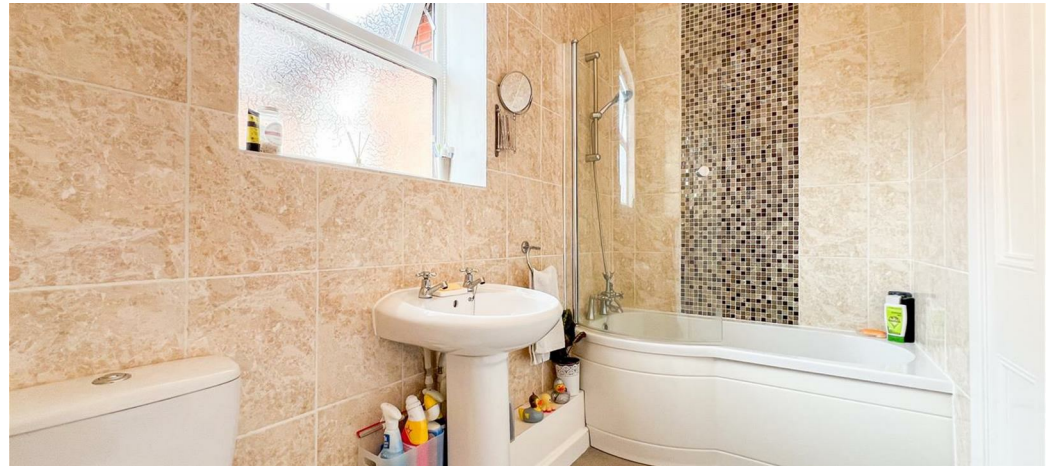
Size : - 16' 11" x 10' 7" (5.16m x 3.23m) max measurement

Externally

To the frontage, gated forecourt.

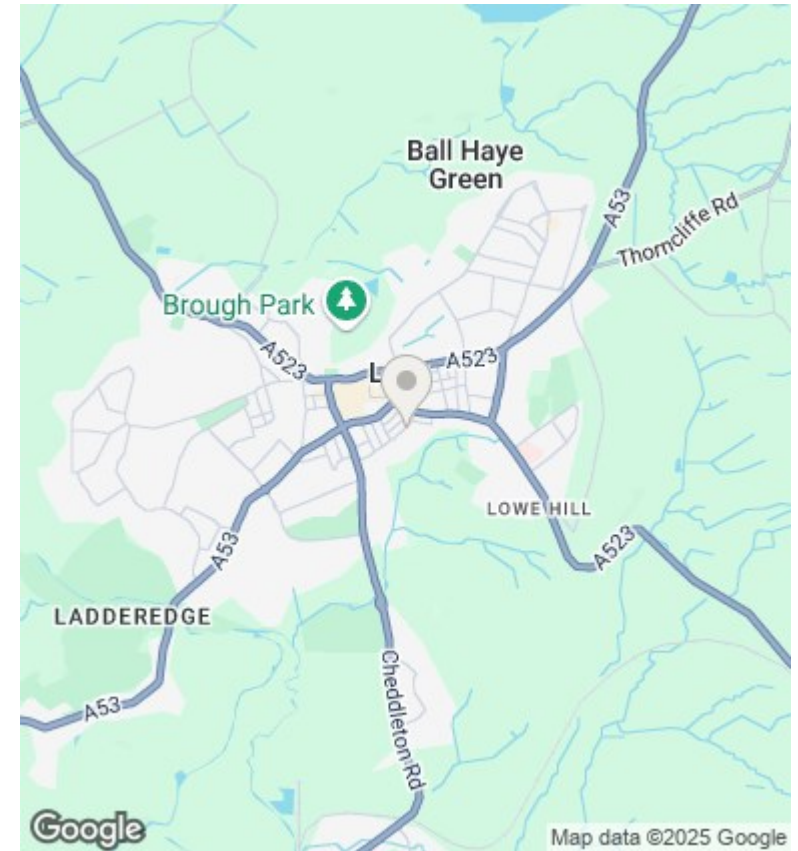
To the rear, wall boundary, cold water tap, paved courtyard with paved patio area, courtesy light. - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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. Made with Memphis 12/25



Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road taking the first right on to Moorhouse Street, follow this road for a short distance taking the right hand fork into Southbank Street, where the property is located on the left hand side identifiable by Whittaker & Biggs 'For Sale' board.

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	