



13 The Walks, Leek, Staffordshire, ST13 8BY

Offers In The Region Of £145,000

- Two bedroom town house
- Substantial rear garden
- NO CHAIN
- Located within a private cul de sac location
- Lots of potential
- Off road parking
- Two double bedrooms
- Located on the outskirts of town

I3 The Walks, Leek ST13 8BY

Nestled in the charming area of The Walks, Leek, Staffordshire Moorlands, this delightful two-bedroom townhouse presents an excellent opportunity for both first-time buyers and those seeking a serene retreat. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The two generously sized double bedrooms offer ample space for relaxation and rest, making it an ideal setting for families or individuals alike. The bathroom is well-appointed, ensuring convenience for daily routines.

One of the standout features of this home is the substantial rear garden, which provides a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. The potential for further enhancement is significant, allowing you to tailor the space to your personal taste and lifestyle.



Council Tax Band: A



Hallway

UPVC double glazed door to the rear elevation, radiator, stairs to the first floor.

Living Room

12'11" x 11'10"

UPVC double glazed window to the rear elevation, radiator, living flame gas fire with stone style hearth, mantle and surround, built in meter cupboard, wall lights.

Kitchen

8'4" x 11'10"

UPVC double glazed windows to the front elevation, UPVC double glazed door to the front, radiator, range of fitted units to the base and eye level, stainless steel sink unit with drainer and chrome mixer tap, four ring gas hob with extractor, electric oven, tiled splash backs, plumbing for a washing machine, under stairs storage cupboard.

First Floor

Landing

UPVC double glazed window to the front elevation, loft access.

Bedroom One

16'6" x 9'0"

Radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

10'0" x 12'6"

Radiator, UPVC double glazed window to the rear elevation.

Shower Room

4'9" x 9'0"

UPVC double glazed window to the front elevation, radiator, pedestal wash hand basin, lower level WC, shower cubicle with chrome fitment, partly tiled, wall mounted gas fired central heating boiler.

Externally

To the front is a walled and fenced boundary. To the rear is an area laid to lawn, well stocked borders, hedged boundaries, patios, mature trees and shrubs. timber shed.

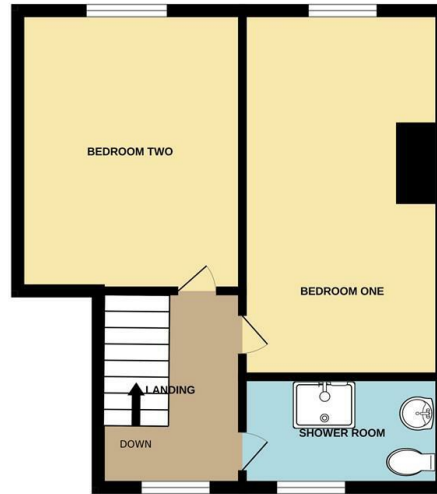




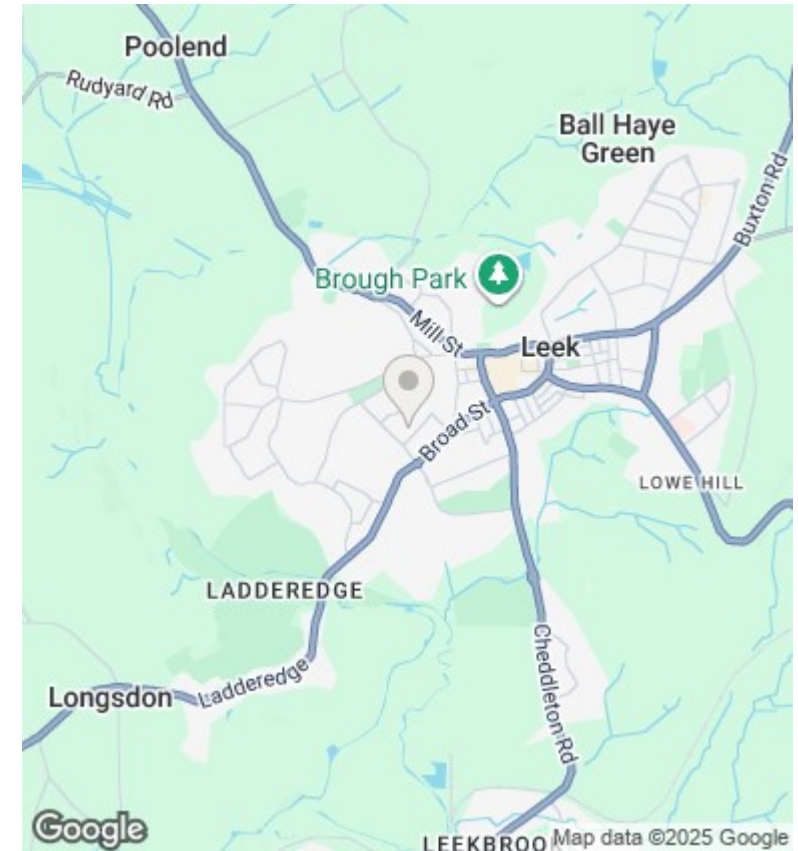
GROUND FLOOR



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

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		