



80 Fountain Street, Leek, Staffordshire, ST13 6JY

Offers In The Region Of £225,000

- Corner plot town house
- First floor bathroom
- Walking distance of Leek Market Town
- Two double bedrooms
- Utility room
- Garage providing off road parking
- Courtyard to the rear

80 Fountain Street, Leek ST13 6JY

This detached town house is nestled on a corner plot and is ideally situated within walking distance of Leek Market Town as well as being close to local schools and amenities.

You're welcomed into the property via the hallway which houses the staircase to the first floor.

To the right of the property is the sitting room which features a living flame gas fire, a bay window to the frontage and a feature stained glass window.

Next is the kitchen / diner which is complete with generous cupboard space, worktops and plenty of space for a dining table and chairs.

Adjacent to the kitchen is the utility room followed by a bright rear porch that leads to the courtyard and garage beyond.

To the first floor are two double bedrooms both of which are serviced by the family bathroom which has a panel bath with electric shower over, pedestal hand basin and low level WC. The dual aspect windows ensure this room is light and bright.

Externally to the frontage the property has a forecourt whilst to the rear there is a sunny courtyard with a garage for parking.

A viewing of this property is highly recommended to appreciate the location, large kitchen and private parking.



Council Tax Band: B



Ground Floor

- Size : -

Hallway

UPVC double glazed door to the side aspect, stairs to the first floor. - Size : -

Sitting Room

11'9" x 10'10"

UPVC double glazed bay window to the frontage, stained glass window to the side aspect, living flame gas fire, marble surround and hearth, radiator. - Size : - 11' 9" x 10' 10" (3.59m x 3.29m)

Kitchen/Diner

12'4" x 11'9"

UPVC double glazed window to the side aspect, original tiled floor, range of units to the base and eye level, space for a freestanding cooker, space for a freestanding fridge freezer, space for dining table and chairs. - Size : - 12' 4" x 11' 9" (3.77m x 3.59m)

Utility room

11'9" x 5'5"

UPVC double glazed window to the left hand side aspect, UPVC double glazed window to the right hand side aspect, original tiled floor, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, wall mounted Worcester Bosch combi boiler, radiator (fitted in 2014). - Size : - 11' 9" x 5' 5" (3.59m x 1.64m)

Rear Porch

7'4" x 3'8"

Wood glazed door to the rear aspect, wood glazed window to the rear, wood glazed window to the side aspect, space and plumbing for a washing machine. - Size : - 7' 4" x 3' 8" (2.23m x 1.11m)

First Floor

- Size : -

Landing

Original wood stained glass window with secondary glazing to the side aspect, radiator. - Size : -

Bedroom One

11'9" x 10'9"

UPVC double glazed bay window to the frontage, stained glass window to the side aspect, over stairs storage cupboard, radiator. - Size : - 11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom Two

12'5" x 11'9"

UPVC double glazed window to the side aspect, radiator, over stairs storage cupboard. - Size : - 12' 5" x 11' 9" (3.78m x 3.58m)

Bathroom

11'9" x 5'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, panel bath, chrome telephone style mixer tap and handheld

shower attachment, electric Mira shower over, low level WC, pedestal wash hand basin, chrome taps, built in storage, part tiled, shaver point, radiator. - Size : - 11' 9" x 5' 5" (3.58m x 1.64m)

Externally

To the frontage, walled forecourt.

To the rear, paved courtyard, walled boundary, brick garage. - Size : -

Garage

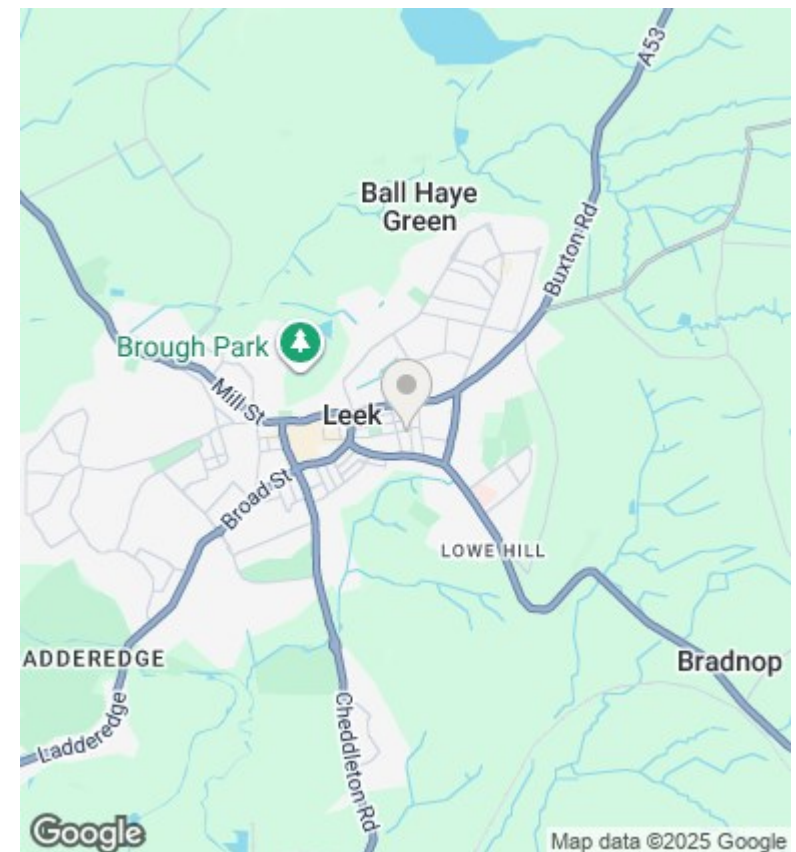
brick construction, metal up-and-over door, power and light, wood glazed to the courtyard, 2 x UPVC double glazed windows. - Size : -







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 misstatement. 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 Metreplan 12/2024



Directions

From our Derby Street, Leek, offices via foot proceed down Derby Street crossing over Ball Haye Street into Fountain Street, follow this road for a short distance where the property is then situated on the right hand side, clearly identified 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC