

## 39 Shoobridge Street, Leek, ST13 5LA

Offers In Excess Of £160,000

- NO CHAIN!
- Two bedrooms
- Log burner
- Mid terraced property
- First floor bathroom
- Close to local amenities
- Situated a short walk from Leek town centre
- Fully enclosed private rear garden
- Ideal for a first time buyer or buy to let investor



# 39 Shoobridge Street, Leek ST13 5LA

Whittaker & Biggs are delighted to bring to the market this charming mid-terraced house, offering a delightful blend of character and modern convenience. Built in 1900, the property spans an inviting 807 square feet and is ideally situated on the outskirts of Leek town centre, providing easy access to local amenities while maintaining a peaceful residential atmosphere.

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and welcoming environment. The property features two well-proportioned bedrooms, providing ample accommodation for individuals or small families.



Council Tax Band: A



## **Ground Floor**

### **Dining Room**

11'8" x 11'5"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, log burner, tiled hearth, exposed brick surround, wood mantel, radiator, meter cupboard, stairs to the first floor,

### **Sitting Room**

11'10" x 11'9"

UPVC double glazed window to the rear, electric fire, marble effect hearth, wood mantel, understairs storage cupboard, radiator.

### **Kitchen**

11'6" x 5'0"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, soft close drawers and cupboards, Hotpoint ceramic hob, Hotpoint electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, gas fired wall mounted Worcester combi boiler, space for a washing machine, space for a free standing fridge freezer.

## **First Floor**

### **Bedroom One**

11'9" x 11'4"

UPVC double glazed window to the frontage radiator.

### **Bedroom Two**

11'10" x 5'11"

UPVC double glazed window to the rear, radiator, over stairs storage cupboard with loft access.

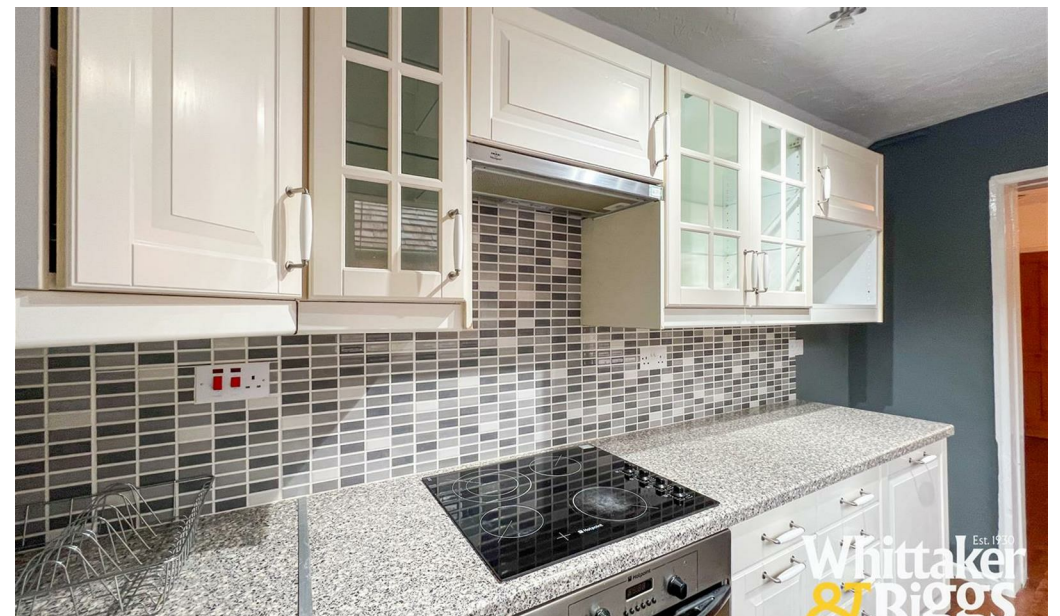
### **Bathroom**

8'4" x 5'6"

UPVC double glazed window to the rear, double ended panel bath, chrome mixer tap, shower over, chrome fittings, rainfall shower head, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, ceiling spotlights, extractor fan.

### **Externally**

Externally to the rear, paved garden, fence and wall boundary, well stocked border, gated access to the rear, timber shed.





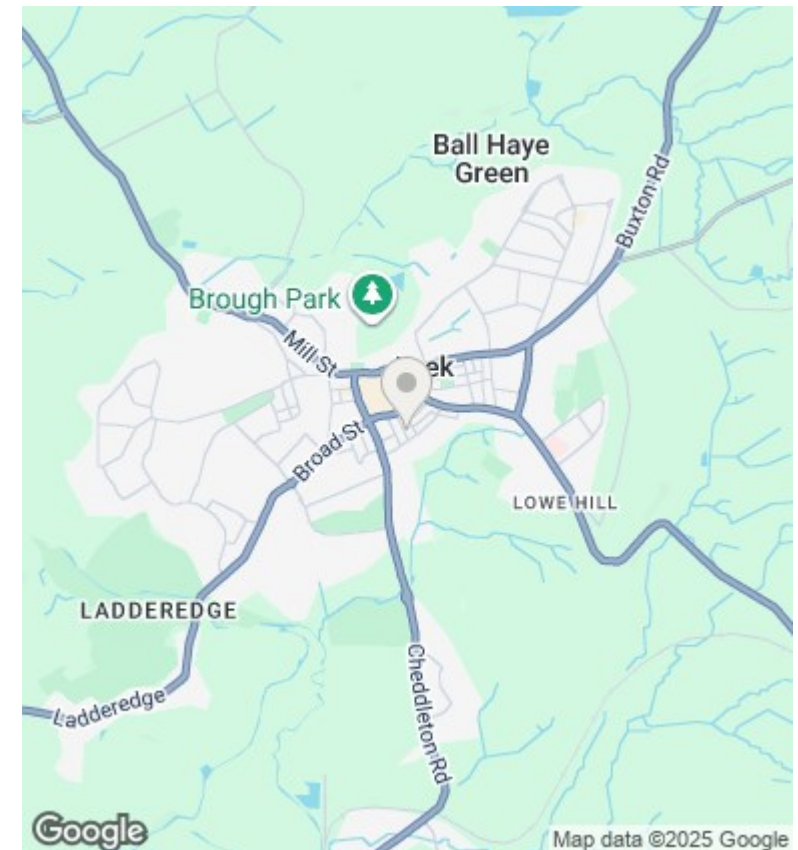






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>67</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 