



76 Abbotts Road, Leek, ST13 6PD

Offers In The Region Of £165,000

- NO CHAIN!
- Recently installed modern kitchen
- Popular residential area close to local amenities
- Semi detached property
- Contemporary shower room
- Possibility to convert the front garden into private parking, subject to planning approval
- Two bedrooms
- Fully enclosed rear garden

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Whittaker & Biggs are pleased to bring to the market this delightful semi-detached house, presenting an excellent opportunity for both first-time buyers and those seeking a cosy retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the newly fitted kitchen, which combines modern aesthetics with functionality, making it a joy for any home cook. The contemporary shower room adds a touch of luxury, ensuring that your daily routines are both comfortable and stylish.

With no onward chain, this property offers a seamless transition for prospective buyers, allowing for a swift move-in process. The location in Leek is particularly appealing, with its picturesque surroundings and a friendly community atmosphere.



Council Tax Band: B



Ground Floor

Hall

3'9" x 3'7"

Composite double glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room

13'9" x 12'9"

UPVC double glazed window with shutters to the frontage, radiator, understairs storage cupboard, tiled floor.

Kitchen

16'2" x 8'8"

UPVC double glazed door to the rear, two UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Zanussi ceramic induction hob, Zanussi electric fan assisted oven and separate grill, extractor hood, integral fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, cupboard containing the gas fired wall, mounted Baxi combi boiler, white vertical column radiator, inset ceiling spotlights.

First Floor

Landing

7'0" x 3'2"

UPVC double glazed window to the side aspect, radiator, loft hatch.

Shower Room

8'3" x 6'11"

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin with shaver point, chrome mixer tap, low level WC, chrome ladder radiator, fully Aqua boarded, inset ceiling spotlights, extractor fan.

Bedroom One

16'2" x 12'9" max measurement

Two UPVC double glazed windows to the frontage, radiator.

Bedroom Two

11'9" x 9'0"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, gravelled area, fence and hedge boundary, gated access to the rear.

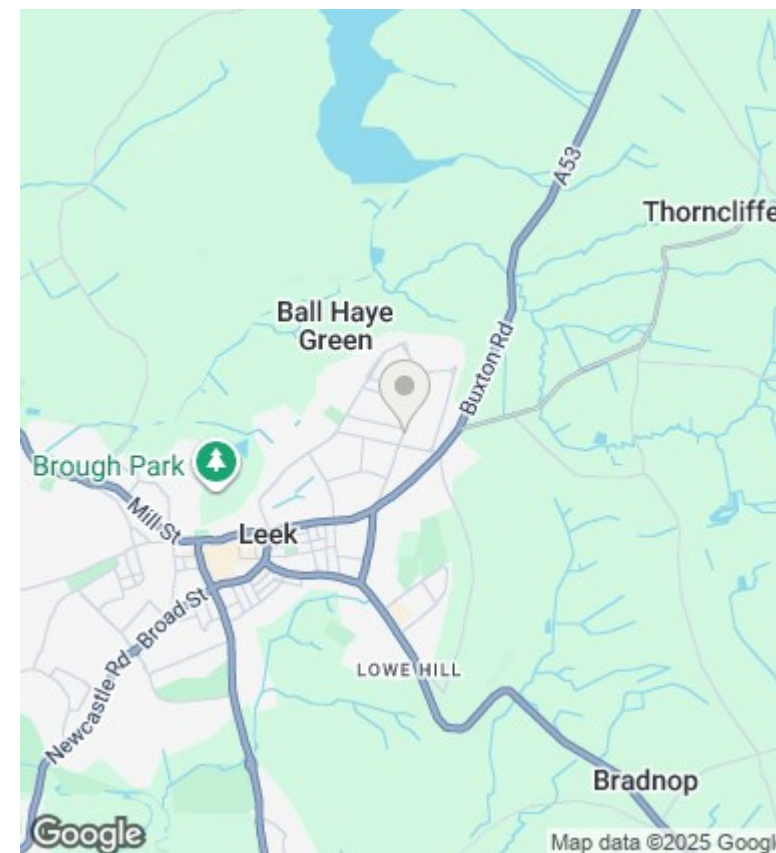
To the rear, tarmac patio, gravelled area, hedge boundary, timber shed.







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 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		