Whittaker & Biggs Est. 1930
Rostons Group

33 Junction Road, Leek, ST13 5QL

Offers In Excess Of £300,000

- Three bedroom semi detached home
- Detached brick constructed garage
- Upstairs family bathroom
- Gardens to the front and side
- Character and charm in abundance
- Two reception rooms
- Downstairs shower room
- Driveway providing off street parking for two vehicles
- Utility
- Outskirts of the town centre

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
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33 Junction Road, Leek ST13 5QL

Nestled in the charming area of Junction Road, Leek, Staffordshire Moorlands, this delightful semi-detached house, built in 1948, offers a perfect blend of character and modern living. Occupying a desirable corner plot, the property benefits from additional outdoor space and a greater sense of privacy.

With three generously sized double bedrooms, this home is ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The property features a family bathroom complete with both a bath and a shower, as well as a separate shower room fitted with a shower cubicle—ensuring that morning routines run smoothly for all household members.

The spacious kitchen is well-equipped for culinary enthusiasts, and a utility area adds to the practicality of the home. Outside, the property boasts well-maintained gardens to the front and side, perfect for enjoying the outdoors or hosting summer gatherings. A driveway offers off-street parking for two vehicles,

3 2 2

Council Tax Band: C

Entrance Hallway
uPVC double glazed doors to the front, built in cupboard, stairs to the first floor, radiator.

Living Room
14'1" plus bay x 12'2"
uPVC double glazed bay window to the front, uPVC double glazed window to the side, feature gas fire on a decorative tiled hearth/surround and wood mantle.

Dining Room
14'4" x 9'8"
uPVC double glazed bay window to the side, radiator, feature fireplace with tiled hearth, surround and wood mantle.

Kitchen
16'2" x 9'11"
Range of fitted units to the base and eye level, composite sink with drainer, chrome mixer tap, integral dishwasher, radiator, uPVC double glazed window to the side, inglenook with Smeg five ring gas hob, fan assisted oven, extractor above, integral fridge/freezer.

Utility Room
8'5" x 6'1" max measurements
Space for a washing machine and dryer, work surface space, wall mounted cupboards, tiled splash backs, uPVC double glazed door to the rear, built in cupboard housing the gas fired boiler.

Shower Room
7'0" x 6'0"
Shower enclosure with chrome fitment, low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the rear.

First Floor

Landing
Radiator, wood flooring, wall lights, uPVC double glazed window to the front, loft access.

Bedroom One
14'0" plus bay x 12'2"
uPVC double glazed bay window to the front, radiator, uPVC double glazed window to the side, built in cupboard, wood floor.

Bedroom Two
14'5" x 9'9"
uPVC double glazed bay window to the side, uPVC double glazed window to the side, built in cupboard, wall lights, radiator, wood floor.

Bedroom Three
16'2" x 8'5" plus bay
uPVC double glazed bay window to the rear, radiator, wood flooring.

Bathroom
9'9" x 7'6"
P shaped shower bath, shower screen, chrome shower fitment, built in cistern, storage cupboards and drawers, vanity wash and basin with chrome mixer tap,

mirror with light, radiator, uPVC double glazed window to the side, inset down lights, partly tiled.

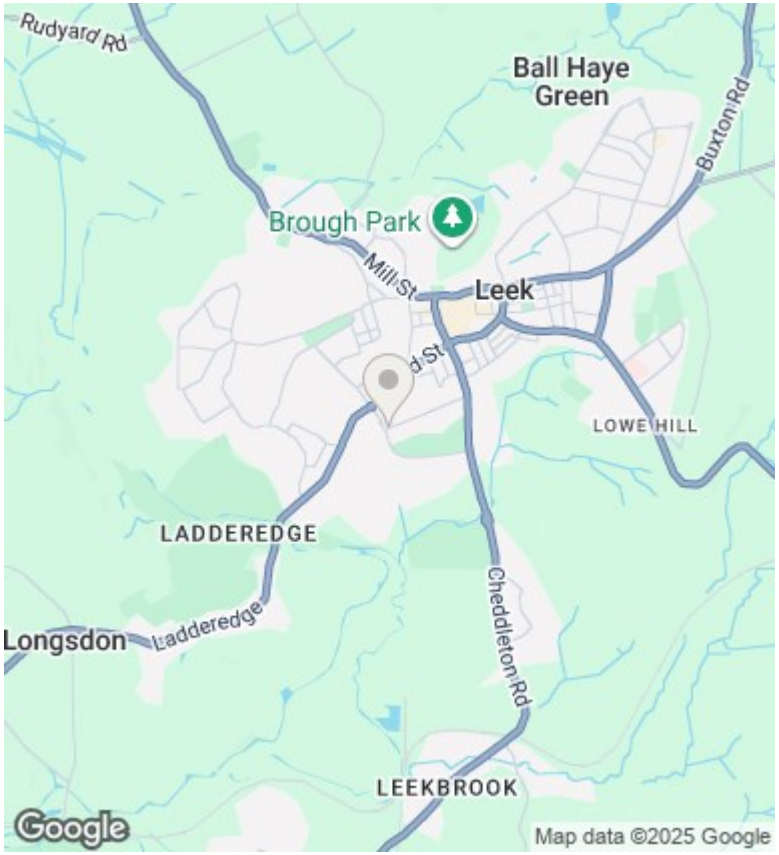
Externally

To the front, gated pedestrian access from Junction Road, hedged boundary, pathway, gravel area, well stocked borders. To the side paved garden area with fenced boundary, outside water tap, gated access onto the rear driveway. Herringbone block paved driveway with access onto Selborne Road, wooden fenced boundary, detached brick garage.

Garage

15'10" x 10'4"

Detached brick constructed, pedestrian door to the side, double wooden doors to the front, power and light connected.



Directions

Viewings

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

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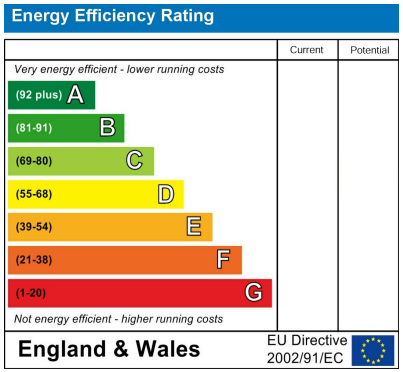
C



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