



## 65 Buxton Road, Leek, ST13 6EG

Offers In Excess Of £115,000

- NO CHAIN!
- First floor bathroom
- Mid terraced property
- Double glazed throughout
- Three bedrooms
- Convenient town centre location

# 65 Buxton Road, Leek ST13 6EG

Selling with NO CHAIN, Whittaker and Biggs are pleased to offer to the market this mid-terraced house, presenting an excellent opportunity for those seeking a family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

The first-floor bathroom is conveniently situated, providing easy access for all residents. This home is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

The property is conveniently positioned for access to a variety of local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This makes it an ideal choice for those who appreciate the convenience of urban living while still enjoying the charm of a close-knit community.



Council Tax Band: A





## **Ground Floor**

### **Sitting Room**

12'0" x 11'3"

UPVC double glazed door with transom window to the frontage, UPVC double glazed window to the frontage, radiator, meter cupboard, stairs to the first floor.

### **Kitchen**

12'0" x 11'10"

UPVC double glazed window to the rear, units to the base and eye level, gas hob, electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, cooker hood, understairs storage cupboard, radiator, tiled floor.

### **Utility Room**

9'8" x 4'7"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, Potterton wall mounted gas fired combi boiler, base units, stainless steel sink and drainer, chrome mixer tap, radiator, tiled floor.

## **First Floor**

### **Bedroom One**

12'0" x 11'3"

Two UPVC double glazed windows to the frontage, radiator.

### **Bedroom Three**

9'7" x 5'10"

UPVC double glazed window to the rear, radiator.

### **Bathroom**

9'7" x 5'10"

UPVC double glazed window to the rear, panel bath chrome mixer tap, handheld shower attachment, glass shower panel, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, tiled floor.

## **Second Floor**

### **Bedroom Two**

12'0" x 11'3"

UPVC double glazed window to the frontage, radiator, over stairs storage.

### **Externally**

To the rear, paved courtyard.

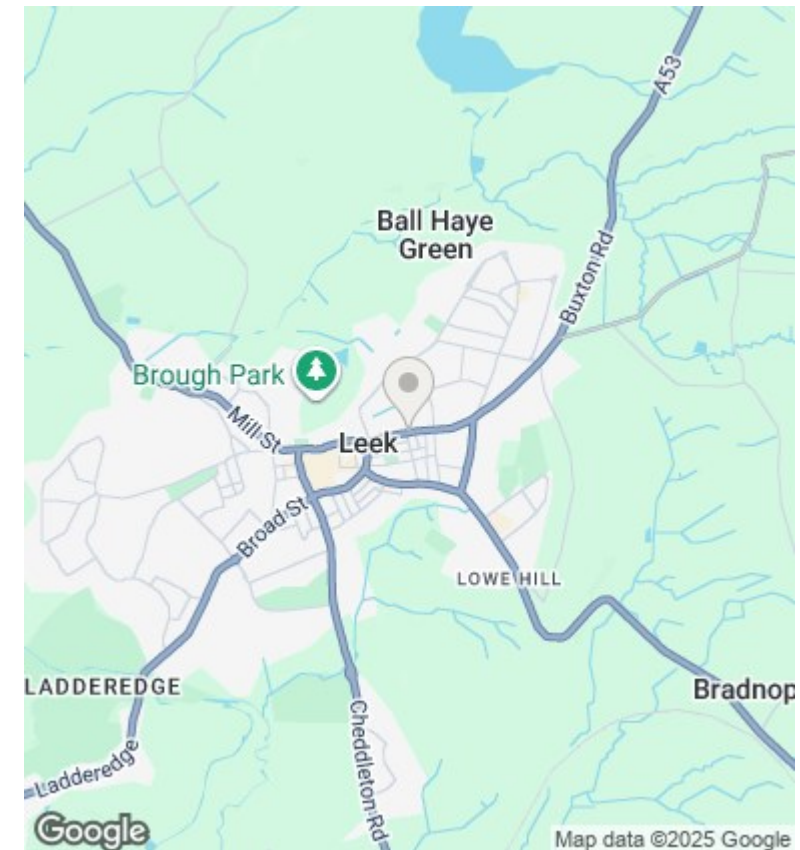








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		