



North Street, Leek, ST13 8DW.  
Offers in Excess of £190,000

Whittaker Est. 1930  
& Biggs

## North Street, Leek, ST13 8DW

This two bedroom detached bungalow is nestled on a substantial plot, in an elevated position, conveniently located towards the West End of town and within walking distance of the town centre. Having desirable views to the frontage, front and rear gardens which are mainly laid to lawn and patio area, with tarmac driveway to the front and side.

You're welcomed into the property via UPVC double glazed door to the side of the property, which leads into the kitchen. The kitchen has a range of units fitted to the base and eye level, four ring gas hob, integral oven and useful storage cupboard. The 13ft living room has an electric fire, bay window to the frontage, providing those excellent views.

To the rear of the property are two bedrooms which are serviced via a contemporary shower room, incorporating double walk-in shower cubicle, pedestal wash hand basin and lower-level WC. The property is UPVC double glazed and warmed by a gas fired central heating boiler.

A viewing is highly recommended to appreciate this homes position, plot, views and potential.

### Situation

This bungalow is within walking distance of all the sought after Westwood Schools, together with Leek town centre just a short stroll away.



**Kitchen** 10' 2" x 7' 9" (3.11m x 2.35m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the front elevation, range of fitted units to the base and eye level, plumbing for washing machine, space for freestanding fridge/freezer, four ring gas hob, extractor above, Hotpoint oven, cupboard housing Worcester gas fired boiler, stainless steel sink unit with mixer tap over and drainer, cupboard housing shelving, tiled splashbacks.

**Living Room** 13' 11" x 9' 4" (4.24m x 2.85m)

UPVC double glazed bay window to the front elevation, radiator, electric fireplace set on slate hearth, surround and wood mantle, coving.

**Hallway**

Loft access.

**Bedroom One** 11' 11" x 9' 5" (3.63m x 2.88m)

UPVC double glazed window to the rear elevation, radiator.

**Shower Room** 6' 0" x 5' 5" (1.84m x 1.64m)

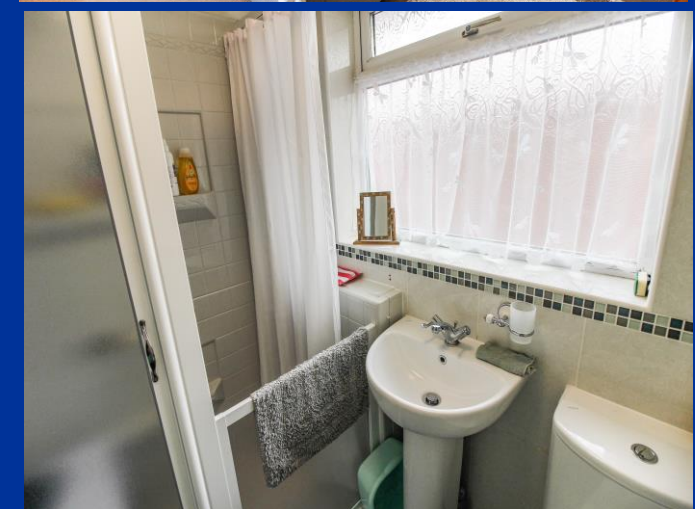
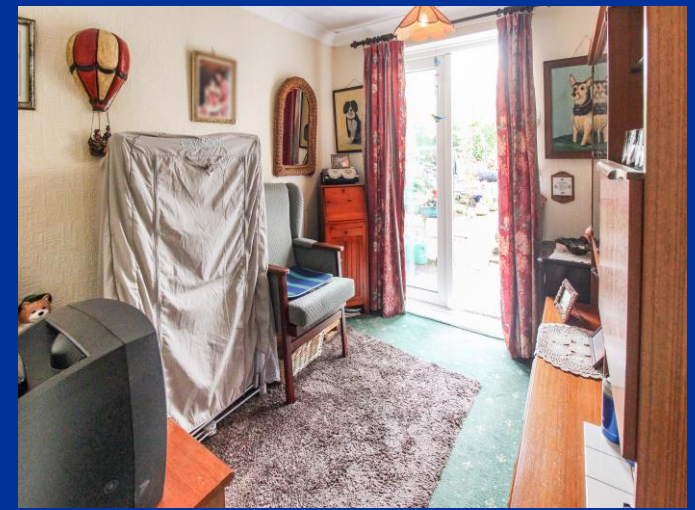
UPVC double glazed window to the side elevation, fully tiled, lower level WC with push flush, pedestal wash hand basin, walk in double shower cubicle with chrome fitment, radiator, extractor fan.

**Bedroom Two** 8' 10" x 7' 9" (2.68m x 2.37m)

UPVC double glazed patio doors to the rear garden, radiator, coving.

**Externally**

To the front is tarmacadam driveway, carport, lawned area, mature plants and shrubs, access to shed with window to the rear elevation, outside water tap. To the rear is a tiered garden with fenced and hedged boundaries, flagged patio areas, lawned areas, greenhouse, shed, mature plants and shrubs.



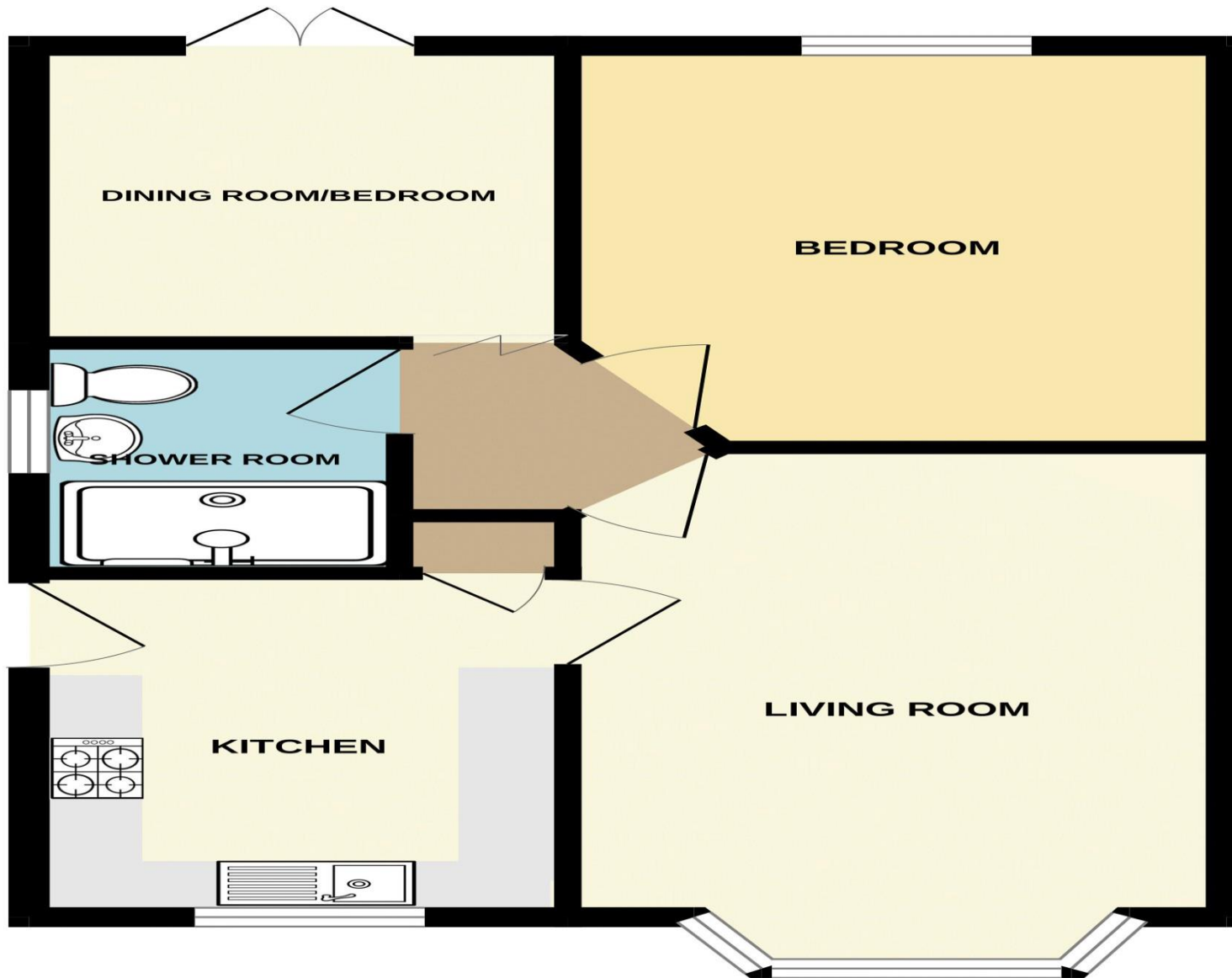
Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold



# GROUND FLOOR



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

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left into Stockwell Street. Follow this road passing the old church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the fourth turning right into North Street follow this road for a short distance where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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