



Inkerman Terrace, Leek, ST13 8JX.
Offers in Excess of £144,000



Inkerman Terrace, Leek, ST13 8JX

This unique property is perfect for first time buyers looking to get on the property ladder, the separate garden adds to the quirkiness of this home.

You are welcomed into the property via a UPVC double glazed door into the living area which leads seamlessly into the cottage style kitchen complete with ceramic double Belfast sink.

The stairs to the first floor are located at the rear of the kitchen and lead to the shower room and two bedrooms. Overlooking the front of the property is the main bedroom which has a feature radiator and inset ceiling lights as well as a central pendant light.

To the rear of the property is the second bedroom and shower room which has a modern suite and drencher shower. Externally the property has pedestrian access from Abbey Green Road to the frontage with an area laid to lawn.

The rear has a useful outhouse with power and fridge freezer (included) and a separate garden laid to lawn that is accessed via steps beyond the outhouse.

A viewing is highly recommended to appreciate this home's unique feel, superb location and outdoor space.

Situation

Inkerman Terrace dates back to the late 1800's and is situated just a short distance away from Leek town centre. Ideally located within close proximity of the towns of Macclesfield, Congleton and the city of Manchester with the motorway network situated close by. Sainsbury's supermarket is only a short walk away along with various country walks on the doorstep. Brough Park Leisure Centre is also close which provides swimming baths and fitness facilities.



Ground Floor

Living Room 11' 8" x 10' 11" (3.56m x 3.33m)

UPVC double glazed door to the frontage, UPVC double glazed window to the front aspect, radiator, boxed meter.

Kitchen 11' 7" x 8' 10" (3.53m x 2.69m)

UPVC double glazed window to the rear, wood door to the rear, double Belfast sink, integrated extractor fan, range of base cupboards to the base and ceiling height, breakfast bar, washing machine, cooker (included).

First Floor

Bedroom One 11' 7" x 10' 11" (3.53m x 3.33m)

UPVC double glazed window to the front aspect, feature radiator, inset ceiling spotlights. wardrobes and drawers included.

Bedroom Two 8' 10" x 5' 4" (2.69m x 1.63m)

Double glazed window to the rear, radiator.

Shower Room 6' 5" x 3' 1" (1.95m x 0.95m)

UPVC double glazed obscured glass window to the rear, shower, waterfall shower head, wall mounted taps, low level WC, wash hand basin, chrome mixer tap, fully tiled, heated towel rail, inset ceiling spotlights.

Eternally

To the frontage, paved area, area laid to lawn, steps to the road, gated access. To the rear, brick outhouse with power and fridge freezer (included), steps to grassed area.

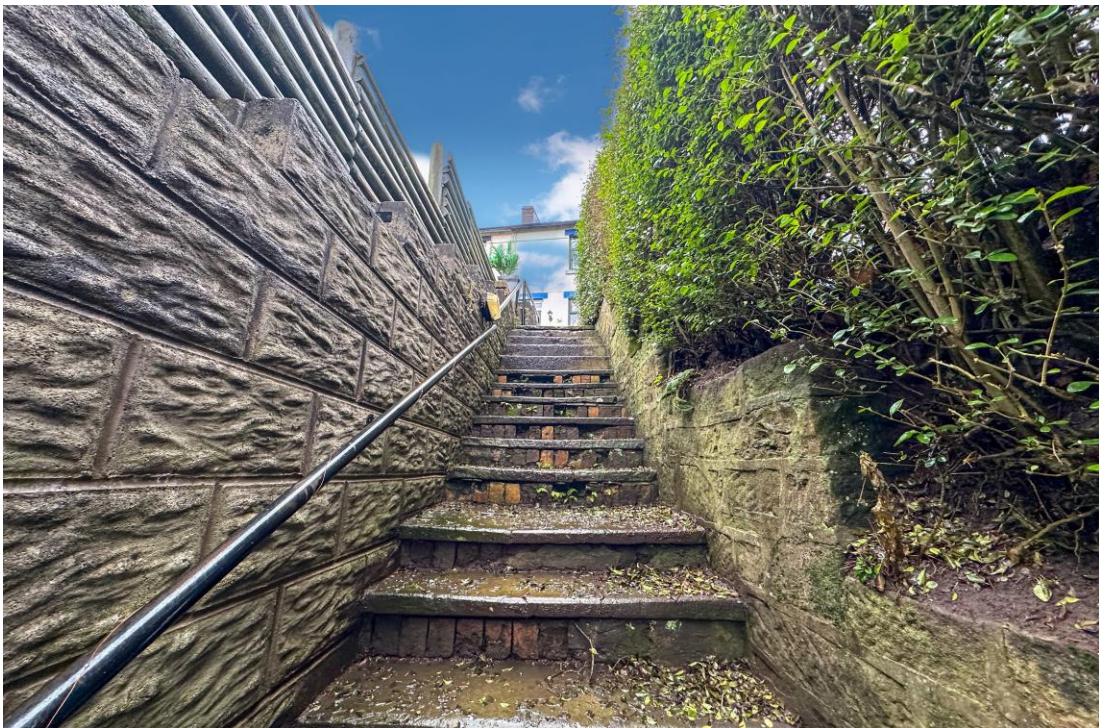


Note:
Council Tax Band: A

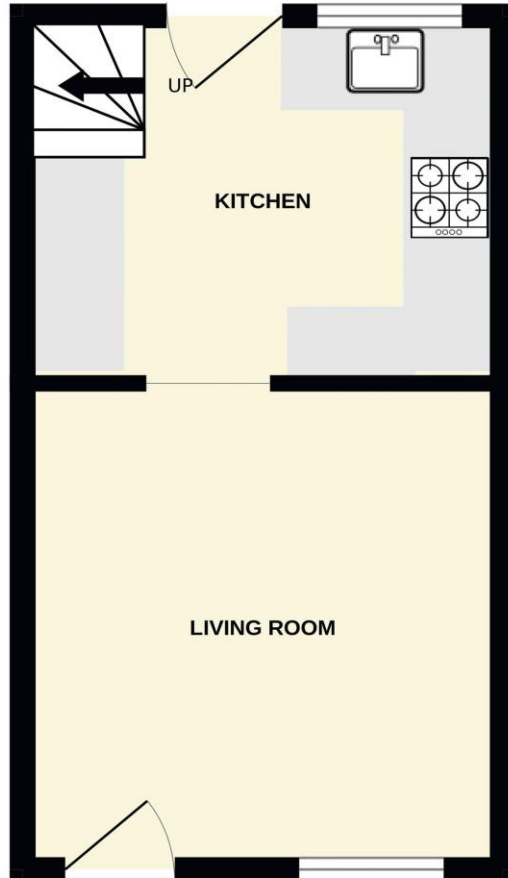
EPC Rating: E

Tenure: believed to be Freehold

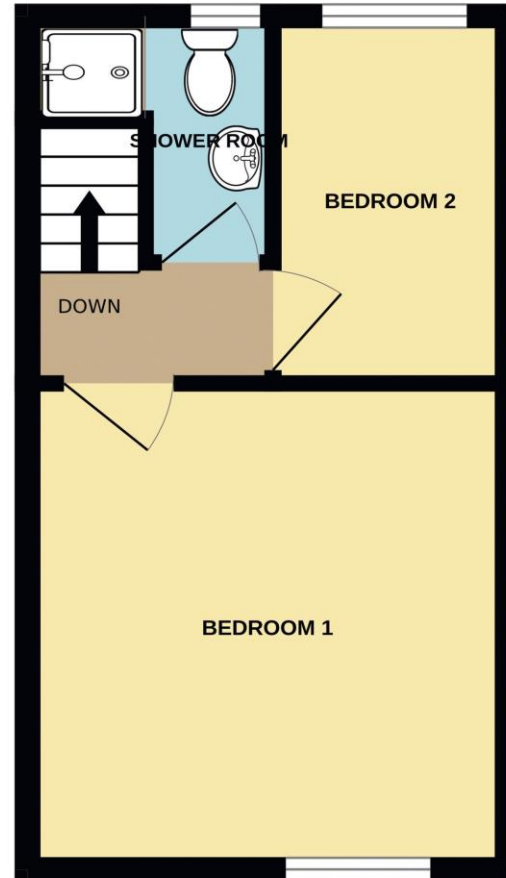




GROUND FLOOR



1ST 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 office proceed along Ball Haye Street at the traffic lights turn left into Stockwell Street, follow this road passing the old church, follow this road into Mill Street. Take the third right turning into Abbey Green Road, continue along this road for a short distance where Inkerman Terrace is situated on the right hand side and number 30 identifiable by a Whittaker & Biggs for sale board.

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