



Burton Street, Leek, ST13 8DA.
Offers in the Region Of £165,000

Est. 1930
**Whittaker
& Biggs**

Burton Street, Leek, ST13 8DA

This three bedroom property is an excellent investment property and is conveniently located within walking distance of Leek town centre in a popular residential street.

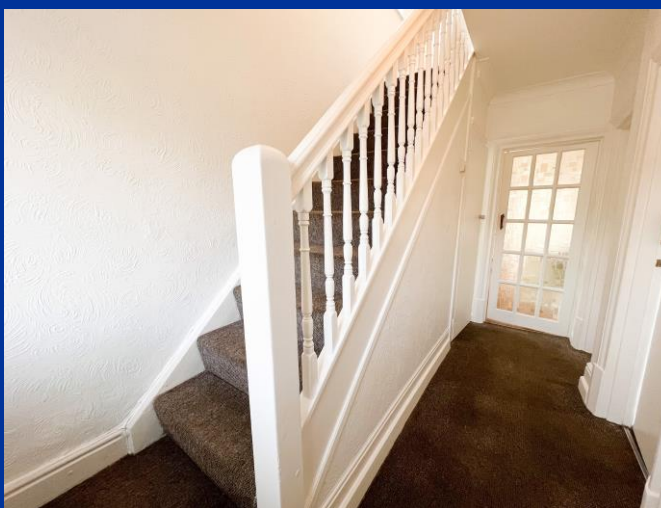
You're welcomed into the property by way of the hall which has access to the first floor and a useful under stairs pantry cupboard. The two reception rooms provide ample living space with the front room having a large bay window. The kitchen is a generous size with a downstairs cloakroom.

To the first floor are three well-proportioned bedrooms, with the main bedroom mirroring the downstairs bay window. The bathroom is comprised of a panel bath, low level WC and pedestal wash hand basin. Externally the rear garden has an area laid to lawn, fence panelling and a slabbed area with gated access from the front of the property. The frontage has a walled boundary which is gated.

A viewing is highly recommended to appreciate this home's location and further potential and is offered with NO UPWARD CHAIN.

Situation

Located on the outskirts of town, just a short walk away from Morrisons and Leek town centre, good commuting links to the Potteries and the rest of the Staffordshire Moorlands.



Ground Floor

Entrance Porch 2' 10" x 5' 7" (0.86m x 1.70m)

Wood glazed door.

Hall 12' 5" x 5' 9" (3.78m x 1.76m)

Wood glazed door, stairs to the first floor, under stairs larder, radiator.

Larder

Double glazed window, power and light.

Living Room 13' 1" x 11' 10" (4.00m x 3.61m)

UPVC double glazed bay window to the frontage, stone fire surround, gas fire, radiator, boxed in meter.

Dining Room 11' 10" x 11' 5" (3.61m x 3.47m)

UPVC double glazed window to the rear, stone fire surround, gas fire, radiator.

Kitchen 12' 1" x 5' 11" (3.68m x 1.80m)

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, fully tiled, stainless steel sink, chrome taps, range of units to the base and eye level, radiator.

WC 5' 11" x 2' 10" (1.80m x 0.86m)

UPVC double glazed window to the rear aspect, low level WC, fully tiled, wall mounted Worcester boiler.

First Floor

Landing

UPVC double glazed window to the sided aspect, loft access.

Bedroom One 12' 4" x 11' 10" (3.77m x 3.61m)

UPVC double glazed bay window to the frontage, radiator, built in wardrobes.

Bedroom Two 11' 11" x 9' 0" (3.64m x 2.74m)

UPVC double glazed window to the rear aspect, radiator, built in wardrobes.

Bedroom Three 8' 7" x 8' 4" (2.61m x 2.53m)

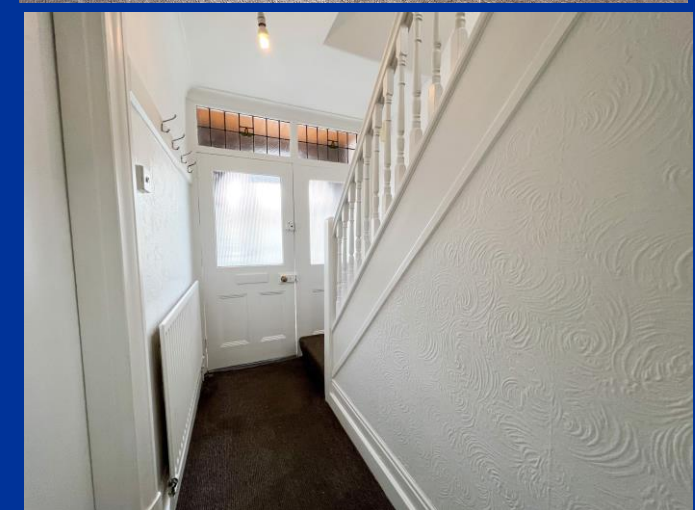
UPVC double glazed window to the rear aspect, radiator, built in wardrobe.

Bathroom 6' 9" x 5' 9" (2.06m x 1.76m)

UPVC double glazed window to the front aspect, panel bath, low level WC, had wash basin, fully tiled, Triton shower, shower curtain rail, radiator.

Externally

Rear garden laid to law, paved area, fenced boundary, gated access to the side of the property, courtesy light, outdoor tap. Frontage, walled boundary, metal gate.



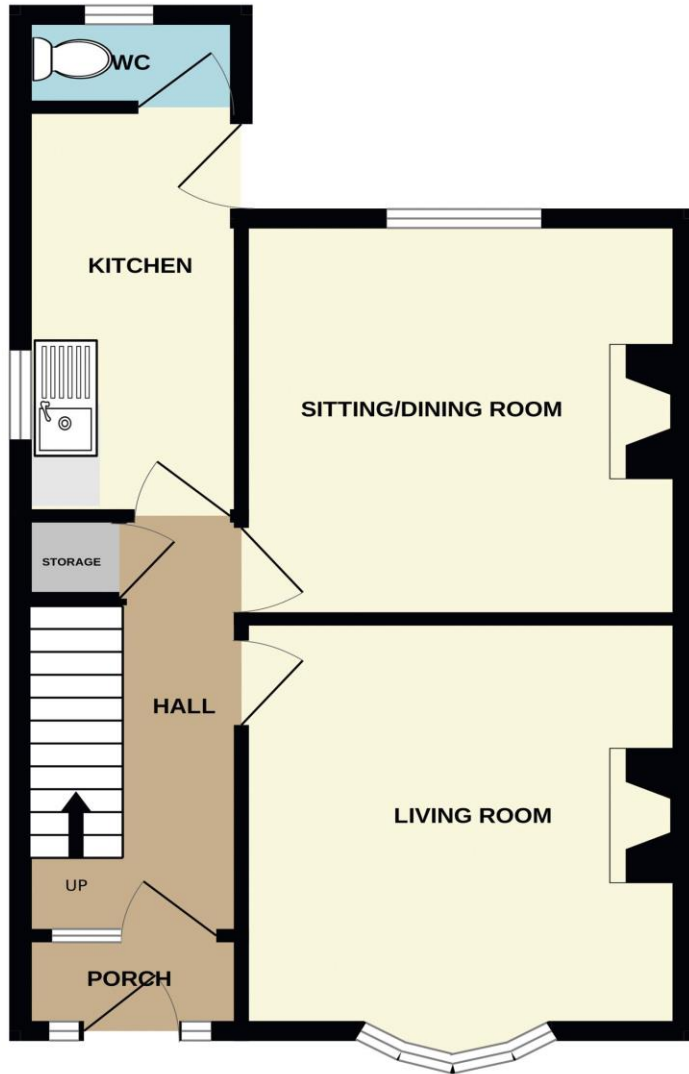
Note:
Council Tax Band: B

EPC Rating:

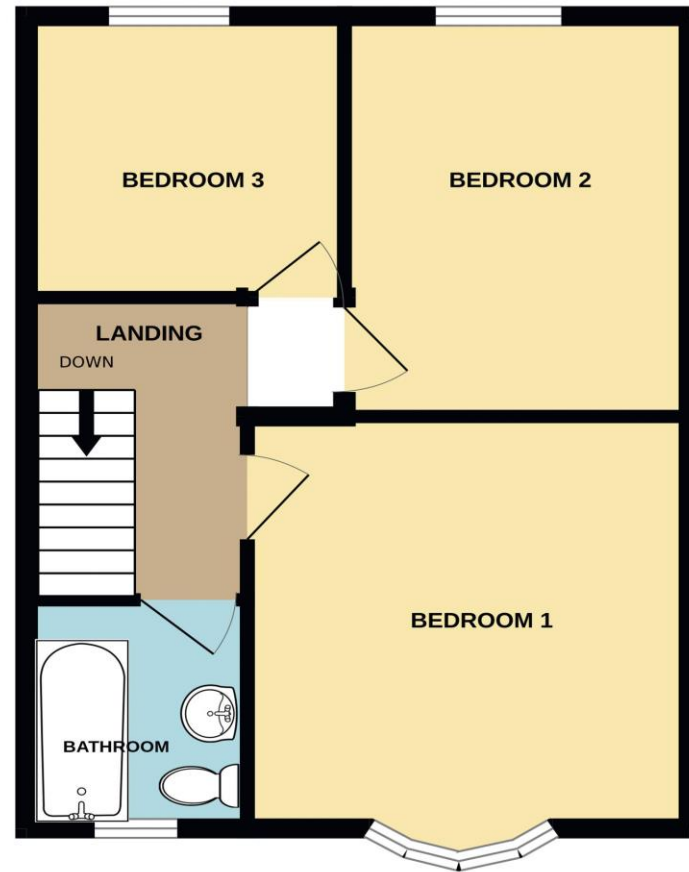
Tenure: believed to be Freehold



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, Leek, offices take the A523 Newcastle Road. At the traffic lights proceed straight ahead into Broad Street and follow this road to the mini roundabout. Upon reaching the mini roundabout turn right into Burton Street, where the property is situated a short distance along this road on the left hand side.

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