



Springfield Court, Leek, Staffordshire, ST13 6LZ.
Asking Price £146,000

Whittaker ^{Est. 1930}
& Biggs

Springfield Court, Leek, ST13 6LZ.

This two bedroom mid town house is an ideal property for a first time buyer, or buy to let investor. The property is located within a quiet cul de sac location on the outskirts of town, boasts off street parking for two vehicles to the front, enclosed rear garden, well equipped kitchen and bathroom.

You're welcomed into the property via the living room, providing access to the first floor. To the rear of the property is the kitchen, which has a range of fitted units to the base and eye level, space for a cooker, washing machine and access to the garden.

To the first floor are two well proportioned bedrooms which are serviced via the bathroom. The bathroom comprises of a panel bath with electric shower over, pedestal wash hand basin and low-level WC.

Externally to the frontage is a tarmacadam driveway and enclosed rear garden, laid to artificial grass and decked area.

A viewing is highly recommended to appreciate this homes location, plot and versatile layout.

NOTE: The property purchase is subject to a 28-day exchange of contracts, once an offer is accepted.

Situation

This home is just on the outskirts of the town, but within easy walking distance and close to good local schools. The busy market town of Leek, provides many traditional shops, with weekly farmers market and a good range of supermarkets.



Living Room 12' 3" x 12' 0" (3.73m x 3.66m)

UPVC double glazed window to the front elevation, stairs to the first floor, laminated flooring, radiator.

Kitchen 12' 2" x 8' 8" (3.72m x 2.63m)

Range of fitted units to the base and eye level, stainless steel sink unit with drainer, space for cooker and plumbing for washing machine, UPVC double glazed window to the rear elevation, door to the rear garden.

First Floor

Landing

Bedroom One 12' 3" x 8' 9" (3.73m x 2.66m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 8' 8" x 6' 5" (2.64m x 1.96m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 5' 6" x 5' 2" (1.67m x 1.57m)

Bath with shower over, shower screen, lower level WC, wash hand basin, UPVC double glazed window to the rear elevation, tiled walls, radiator.

Externally

To the front is driveway providing off road parking and low maintenance rear garden, with decked area and garden shed.



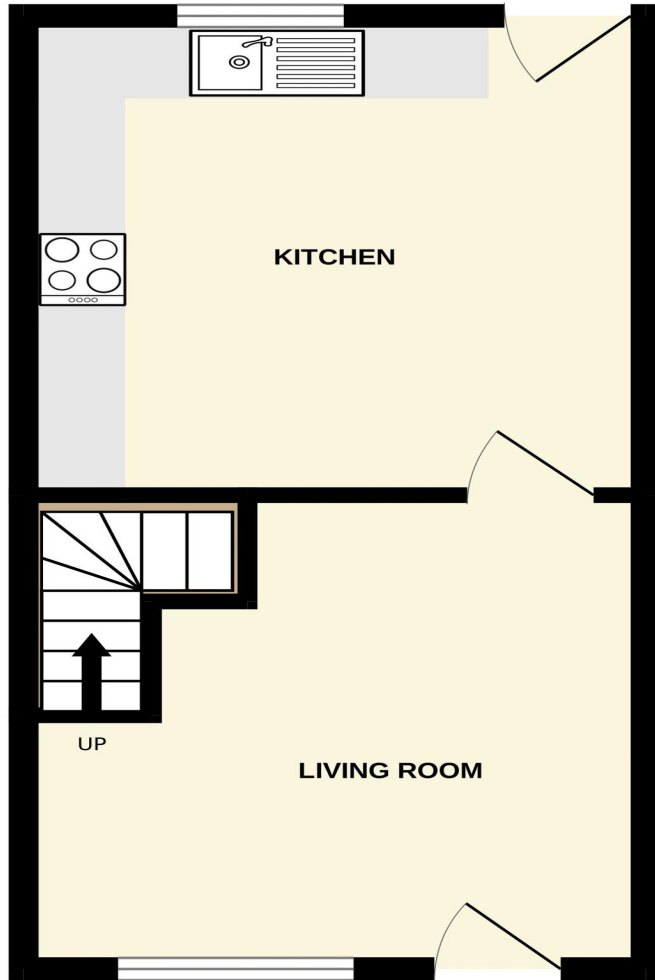
Note:
Council Tax Band: B

EPC Rating: D

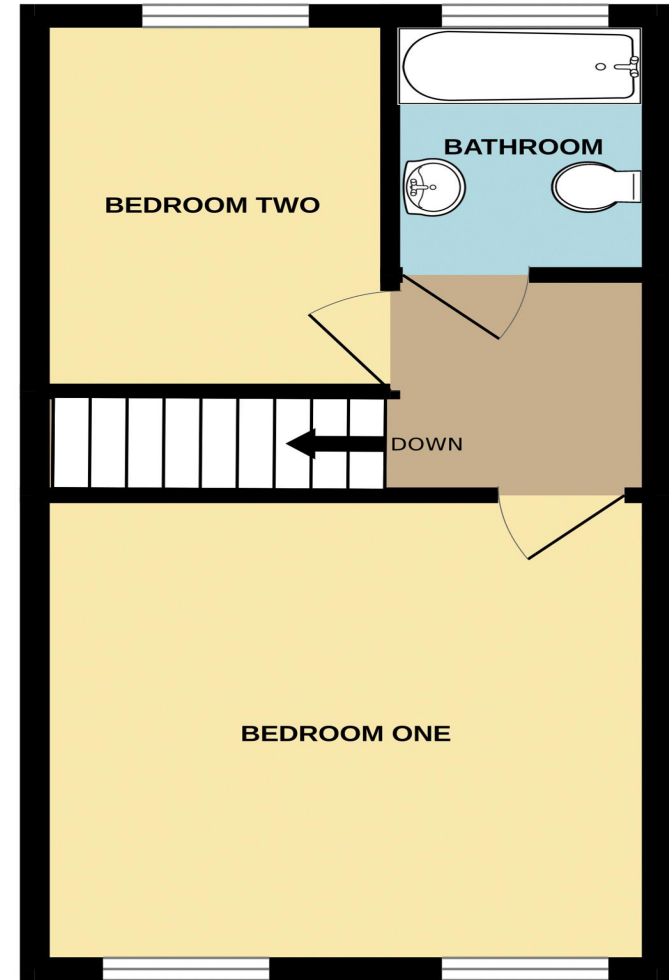
Tenure: believed to be Freehold



GROUND FLOOR



FIRST FLOOR



Directions

From our Derby Street Leek office, take the A523 Ashbourne Road out of the town, continue along this road taking the sixth turning on the left into Springfield Road. Follow this road for a short distance and take the second turning on the left into Springfield Court. Upon entering Springfield Court at the small 'T' junction bear left and follow the road round to the right where the property is located and identifiable by the Agents 'For Sale' Board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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