



Southbank Street, Leek, ST13 5LN.
OIRO £150,000

Whittaker ^{Est. 1930}
& Biggs

Southbank Street,

Leek, ST13 5LN.

This three bedroom mid terrace property is an ideal first time buyer home or buy to let investment.

The accommodation is set over four floors and offers a wealth of space.

Set within close proximity to Leek's amenities that include shops, pubs, restaurants and transport links that are only a short walk away.

You are welcomed into the property via the hallway having a staircase to the first floor and access to the living room.

The ground floor also offers a kitchen/dining room with units to the base and eye level, gas cooker point, stainless steel sink and staircase to the lower level.

The lower ground floor has a hallway with door to the rear garden and shower room / utility room comprising of shower enclosure, low level WC, vanity wash hand basin, plumbing for a washing machine and space for a dryer.

To the first floor are two well proportioned bedrooms and the staircase to the second floor where a further bedroom is located.

Externally to the frontage is a forecourt and walkway.

To the rear is mainly laid to flagged patio with a seating area, storage space, gate to the rear and walled boundaries.

A viewing is highly recommended to appreciate the size, location and potential of the property.



Ground Floor

Hallway

UPVC double glazed door to the front elevation, wood panelling, radiator, staircase to the first floor, feature arch.

Living Room

11' 6" x 6' 11" (3.51m x 2.1m)

UPVC double glazed window to the front elevation, electric fire set on marble hearth and surround, radiator.

Kitchen/Dining Room

13' 9" x 11' 4" (4.18m x 3.45m)

UPVC double glazed window to the rear elevation, radiator, (currently unused) open fire set on tiled hearth, surround and mantle, fitted units to the base and eye level, gas cooker point, boiler, stainless steel sink unit with drainer, space for freestanding fridge/freezer, picture rail, staircase down to Lower Ground Floor.

Lower ground Floor

Hallway

UPVC double glazed door to the rear elevation, understairs storage cupboard, fitted storage.

Shower Room / Utility

15' 5" x 6' 11" (4.7m x 2.1m)

UPVC double glazed window to the rear, shower enclosure, rainfall shower head, hand held shower attachment, chrome wall mounted taps, low level WC, vanity wash hand basin, chrome mixer tap, radiator, space and plumbing for a washing machine, space for a tumble dryer.

First Floor

Landing

UPVC double glazed window to the rear elevation, staircase to the second floor.

Bedroom One

11' 9" x 14' 2" (3.57m x 4.32m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Three

13' 9" x 8' 7" (4.19m x 2.62m)

UPVC double glazed window to the rear elevation, radiator, feature open fireplace, built in wardrobe.

Second Floor

Bedroom Two

13' 11" x 12' 10" (4.24m x 3.91m)

UPVC double glazed window to the front elevation, eaves storage.

Externally

To the rear, paved area, walled boundary, gated access to the rear, gravel area, outhouse storage.

To the frontage, forecourt with metal railings.



Note:

Council Tax Band: A

EPC Rating: E

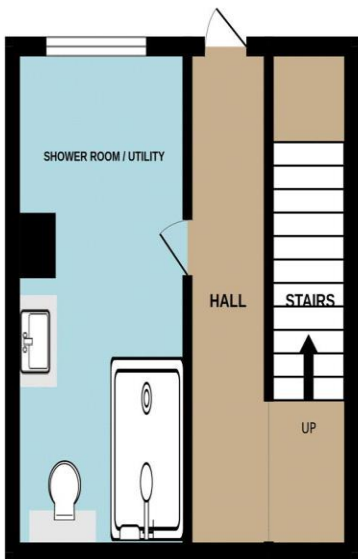
Tenure: Believed to be Freehold



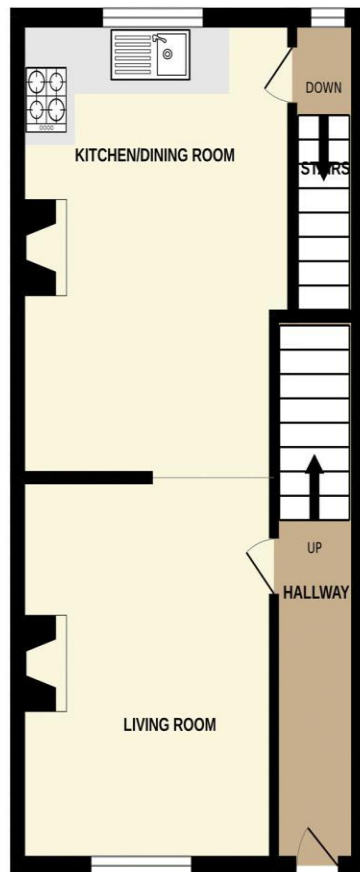




LOWER GROUND FLOOR



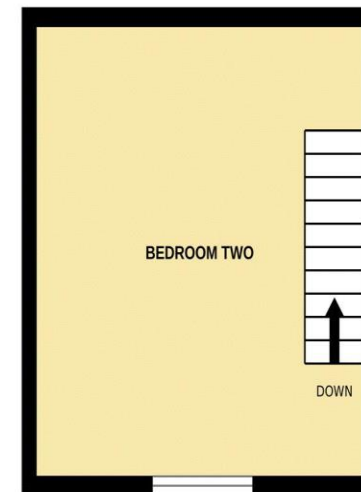
GROUND FLOOR



1ST FLOOR



2ND 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.



Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road taking the first right on to Moorhouse Street, follow this road for a short distance taking the right hand fork into Southbank Street, where the property is located on the right hand side identifiable by Whittaker & Biggs 'For Sale' board.

Situation

This home is just a short walk from the town centre. Leek town centre benefits from many traditional shops, antique shops and public houses.

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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& Biggs**