



West Street, Leek, ST13 8AF.
OIRO £135,000

Whittaker ^{Est. 1930}
& Biggs

West Street, Leek, ST13 8AF.

This two bedroom, mid terraced property is located within the west end of town and is a short walk from Leek Market Town.

It benefits from a spacious kitchen, first floor bathroom, and enclosed rear garden.

To the front of the property is the sitting room, followed by the dining room which houses the stairs to the first floor.

To the rear of the property is the spacious kitchen which has plenty of cupboards and workspace. There is a ceramic sink and a half with drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, and a tiled floor.

To the first floor are two well proportioned bedrooms, both of which are serviced by the family bathroom which has a contemporary white suite.

Externally, the fully enclosed rear garden has a paved patio with artificial grass and a fenced boundary.

A viewing of this property is highly recommended to appreciate this spacious kitchen, first floor bathroom and sizable rear garden.



Ground Floor

Sitting Room 11' 10" x 11' 10" (3.61m x 3.60m)

UPVC double glazed window to the frontage, UPVC double glazed transom window above, UPVC double glazed window to the frontage, living flame gas fire, stone effect hearth and surround, wood mantel, meter cupboard, radiator.

Dining Room 11' 11" x 11' 10" (3.63m x 3.61m)

UPVC double glazed window to the rear, stairs to the first floor, understairs storage cupboard, radiator, chimney breast recess, storage cupboard housing the gas fired Baxi combi boiler.

Kitchen 13' 5" x 8' 8" (4.10m x 2.63m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, UPVC double glazed window next to the door, units to the base and eye level, ceramic sink and a half with drainer, cream mixer tap, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, radiator, tiled floor.

First Floor

Bedroom One 11' 11" x 11' 8" (3.62m x 3.56m)

UPVC double glazed window to the frontage, ornamental cast iron fireplace, tiled hearth, radiator.

Bedroom Two 11' 11" x 8' 8" (3.62m x 2.65m)

Max measurement

UPVC double glazed window to the rear, radiator, over stairs storage cupboard with loft access.

Bathroom 9' 1" x 5' 3" (2.78m x 1.60m)

Max measurement

UPVC double glazed window to the rear, enamel bath, chrome taps, rainfall shower over, wall mounted taps, handheld shower attachment, pedestal wash hand basin, low level WC, part tiled, radiator.

Loft

Part boarded.

Externally

To the rear, paved patio, artificial grass, fenced boundary, gated access through next door for removal of bins.



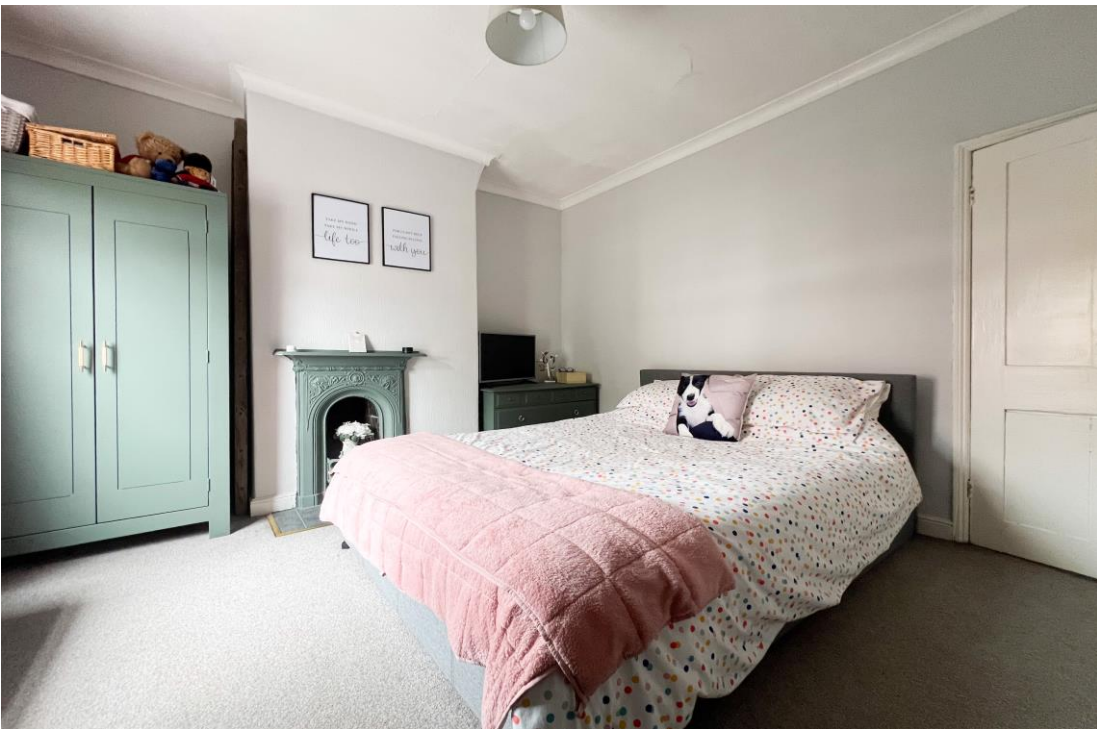
Note:

Council Tax Band: A

EPC Rating: D

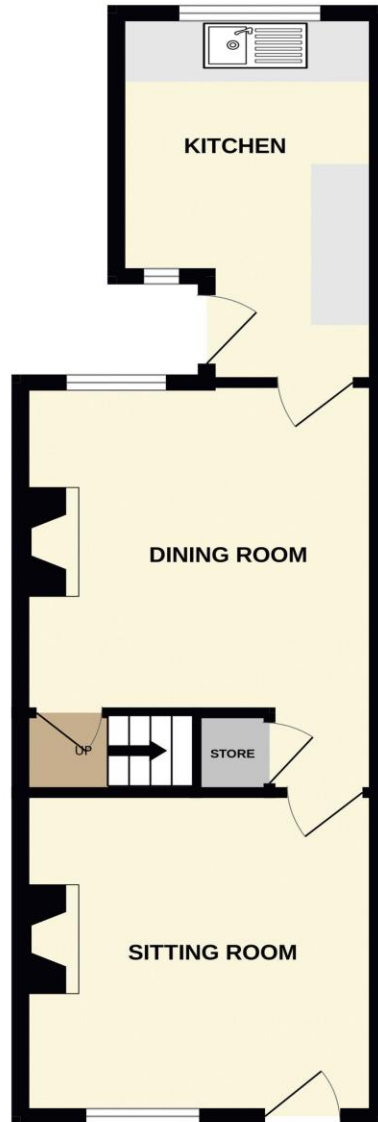
Tenure: Believed to be Freehold



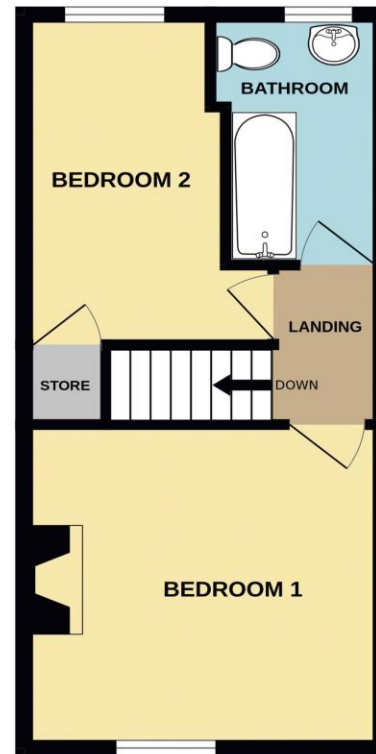


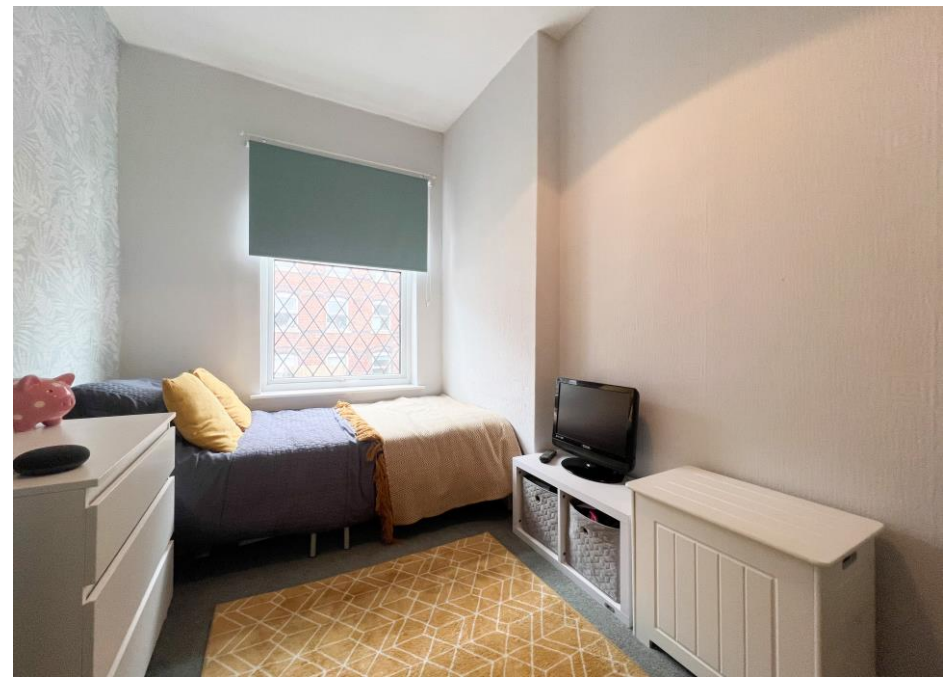


GROUND FLOOR



1ST FLOOR





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. Continue past the Co-op convenience store and the property is situated on the left hand side, clearly identifiable by Whittaker & Biggs 'For Sale' board.

Situation

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

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.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**