



Furmston Place, Leek, ST13 6PB.
Offers in Excess of £165,000

Whittaker
& Biggs
Est. 1930

Furmston Place, Leek, ST13 6PB.

A deceptively spacious three bedroom semi detached property ideally located in close proximity to the town centre, set in a cul de sac location with off road parking and rear garden.

You're welcomed into the property via the hallway, then through to the living room, having a feature fireplace and builtin stoarge. The kitchen beyond has a good range of fitted units to the base and eye level, electric oven, gas hob, extractor and space for a fridge freezer. The family bathroom is located off the kitchen and incorporates a panelled bath, pedestal wash hand basin and lower level WC.

To the first floor are three well proportioned bedrooms.

Externally to the frontage is a block paved driveway, whilst to the rear, the garden is mainly laid to lawn with a block paved patio.

A viewing is highly recommended to appreciate this home's location and spacious accommodation.

Situation

Situated just on the outskirts of the town centre, but within easy walking distance of local amenities and schools. Brough Park Leisure Centre is only a short distance away, which provides nice walks and various leisure facilities.



Ground Floor

Hallway

UPVC double glazed door to the frontage, radiator, stairs to the first floor.

Living Room

UPVC double glazed bay window to the frontage, radiator, electric fire, marble style surround and hearth, wood mantel, built in storage.

Kitchen

UPVC double glazed window to the rear, units to the base and eye level, ceramic sink, mixer tap, gas hob, electric fan assisted oven, tiled splash back, space for a free standing fridge freezer, extractor fan, under stair storage cupboard, stable door to the side aspect.

Bathroom

UPVC double glazed window to the rear, pal bath, low level WC, vanity wash hand basin, tiled, storage cupboard.

Rear Porch

UPVC double glazed door to the front and rear, UPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side aspect.

Bedroom One

2 x UPVC double glazed windows to the frontage, radiator.

Bedroom Two

UPVC double glazed window to the rear, ornamental fireplace, radiator.

Bedroom Three

UPVC double glazed window to the rear.

Externally

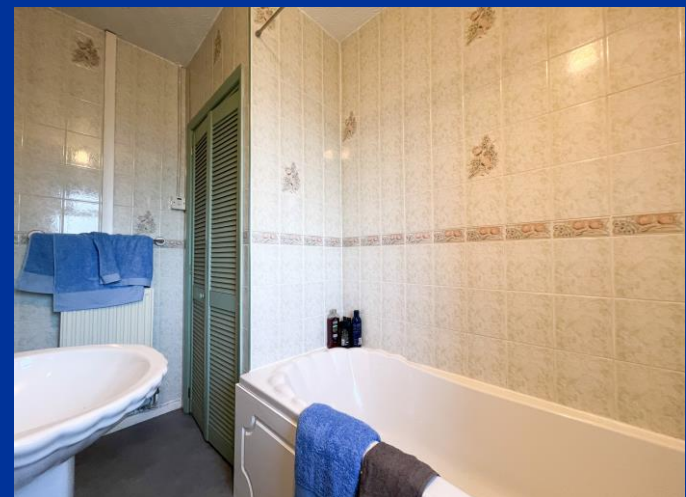
To the rear, block paving, laid tot lawn, outside water tap, fence boundary. To the frontage, block paved driveway, hedge and fence boundary.



Note:
Council Tax Band: B

EPC Rating: D

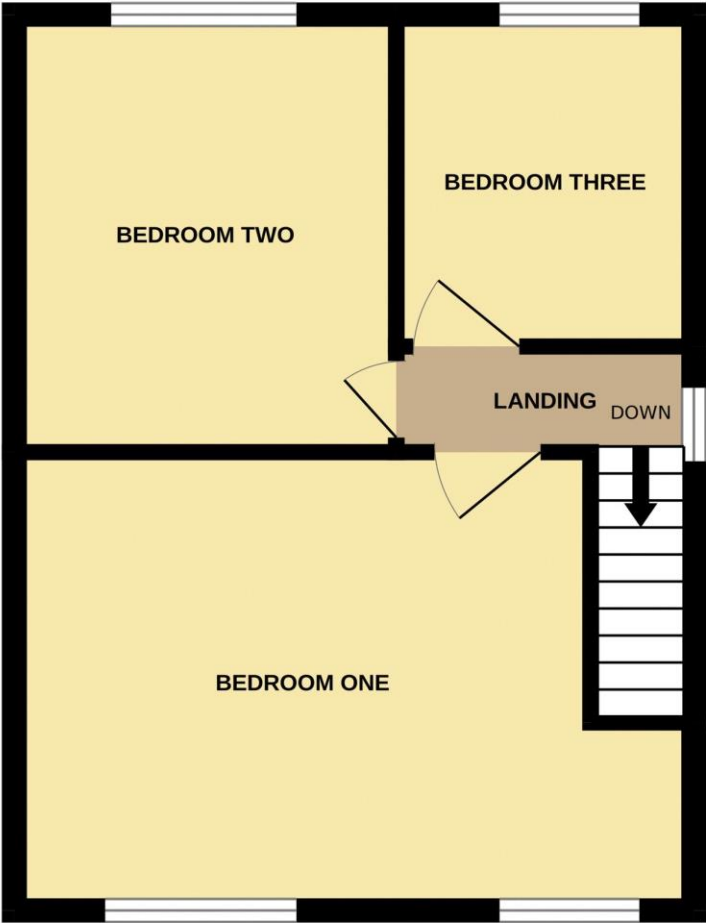
Tenure: believed to be Freehold



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 proceed to the roundabout turning left into Ball Haye Street and at the traffic lights turn right into the A53 Buxton Road. Follow this road proceeding straight ahead at the traffic lights adjacent to the Lidl supermarket and take the fourth turning left into Abbotts Road. Follow this road proceeding straight ahead at the crossroads and take the first turning left into Westminster Road. Follow this road for a short distance and turn left into Furmston Place where the property is situated.

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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