



Fountain Street, Leek, ST13 6JS.  
Offers in the Region Of £125,000

Est. 1930  
**Whittaker  
& Biggs**



## Fountain Street, Leek, ST13 6JS.

A well presented two bedroom mid terrace property situated just a short walk from the town centre and all its amenities. Ideal for a first time buyer or buy to let investor.

Within is an impressive open plan 25 ft living/dining room with staircase to the first floor. The kitchen offers a range of units to the base and eye level, electric oven/grill, four ring electric hob, space for a free standing fridge freezer, stainless steel sink and UPVC door to the rear garden.

To the first floor are two double bedrooms and shower room offering corner shower unit, WC and pedestal wash hand basin.

Externally offers a low maintenance garden with wall boundaries and stone flagged patio.

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

### Situation

The property is situated within easy walking distance of Leek town centre and also within the catchment for many Leek schools. Situated just off the Ashbourne Road which provides easy commuting to Ashbourne, Buxton or Macclesfield.





**Living/Dining Room 25' 1" x 10' 7" (7.64m x 3.23m)**

UPVC double glazed window to the front elevation, staircase to the first floor, under stairs storage cupboard, open fireplace, UPVC double glazed window to the rear elevation, two radiators.

**Kitchen 5' 2" x 14' 10" (1.57m x 4.53m)**

Two UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation, range of fitted units to the base and eye level, inset stainless steel sink unit with mixer tap, built in electric oven, four ring electric hob, extractor fan, partly tiled, radiator, plumbing for washing machine, space for a free standing fridge.

**First Floor**

**Landing**

**Bedroom One 10' 6" x 10' 5" (3.20m x 3.17m)**

UPVC double glazed window to the front elevation, radiator, built in cupboard with access to the loft.

**Bedroom Two 5' 4" x 8' 1" (1.63m x 2.47m)**

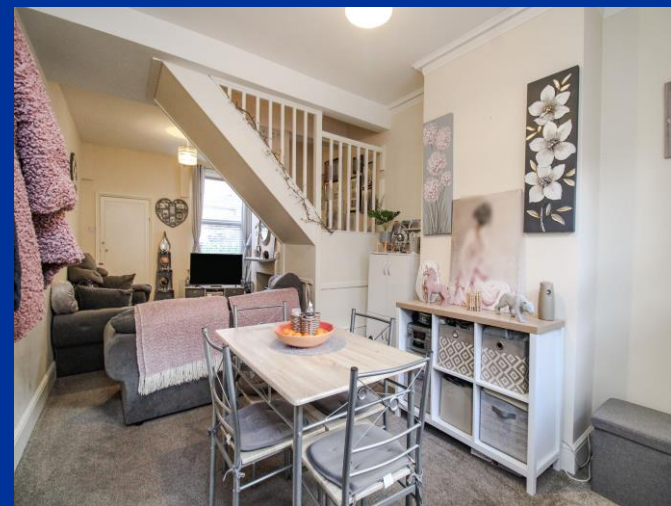
UPVC double glazed window to the rear elevation, radiator.

**Shower Room 11' 0" x 4' 11" (3.35m x 1.50m)**

Having a fully enclosed shower cubicle incorporating mixer shower, pedestal wash hand basin, lower level WC, heated towel rail, partly tiled, UPVC double glazed window to the rear elevation, radiator.

**Externally**

To the rear of the property is an enclosed rear yard area with gated access to Portland Street,



Note:  
Council Tax Band: A

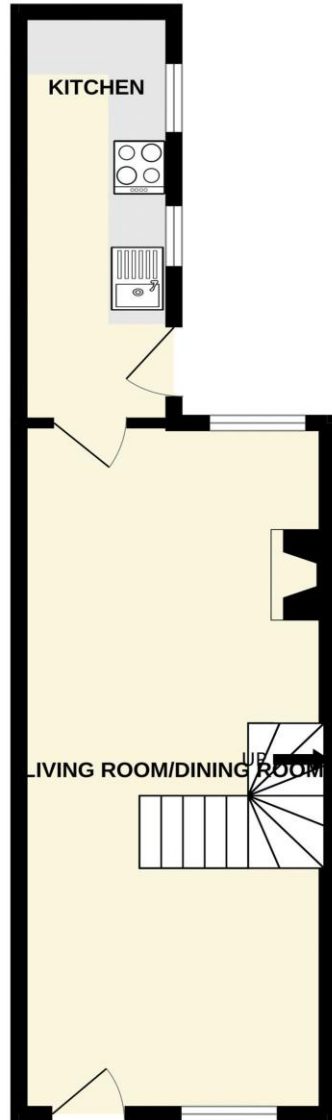
EPC Rating: D

Tenure: believed to be Freehold

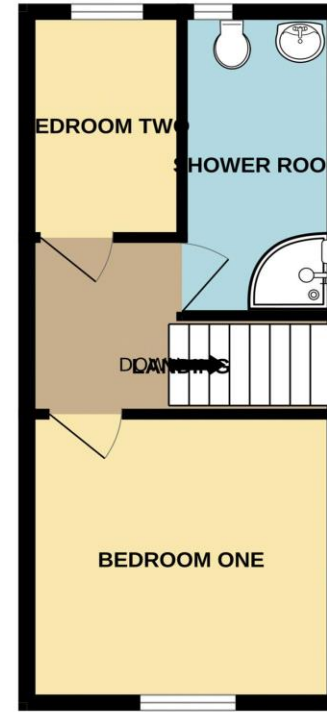




GROUND FLOOR



FIRST FLOOR





## Directions

From our Derby Street, Leek, offices via foot proceed down Derby Street crossing over Ball Haye Street into Fountain Street, follow this road for a short distance where the property is then situated on the left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

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