



Carlton Terrace, Leek, ST13 6HF.
Offers in Excess of £225,000

Whittaker Est. 1930
& Biggs

Carlton Terrace, Leek, ST13 6HF.

This immaculately presented three bedroom semi detached home is nestled on a substantial plot with an impressive rear garden and boasts two reception rooms, bathroom and shower room, spacious hallway/landing and three DOUBLE bedrooms.

You're welcomed into the property via the entrance hallway with useful shower room which incorporates a corner shower enclosure, WC and wash hand basin. The two reception rooms are located to the front of the house, both having wooden floors and the living room having a feature gas fire with granite style hearth and surround. The kitchen is located to the rear, has a good range of fitted units, electric cooker point and ceramic sink with drainer. Located off the kitchen is a store/utility room which houses the Worcester gas fired boiler, space and plumbing for a washing machine and dryer.

To the first floor the landing has a useful storage cupboard and access to the boarded loft space via a pull down ladder. The bathroom has a panel bath, pedestal wash hand basin, low level WC, traditional style radiator with heated towel rail. All three bedrooms are of good proportions with bedroom one having an ornamental cast iron fireplace.

Externally to the frontage is a pedestrian gated access with path around the side and rear of the house. The rear garden is mainly laid to lawn, with hedged boundary, patio and path.

A viewing is highly recommended to appreciate this homes plot size, spacious layout, convenience to town and excellent condition.

Situation

Situated on the outskirts of the town centre but within easy walking distance of local amenities and schools, Carlton Terrace is ideal for a family. The property is also within walking distance of Brough Park Leisure Centre, which offers leisure facilities and short drive away is the Roaches located in the Peak District National Park, but Leek is also ideally situated for commuting into Derbyshire a Cheshire.



Hallway

Wood glazed door to the side elevation, stairs to the first floor, radiator.

Dining Room 10' 6" x 11' 5" (3.19m x 3.47m)

Radiator, UPVC double glazed window to the front elevation, wood flooring.

Living Room 15' 3" x 11' 10" (4.66m x 3.61m)

Wood flooring, radiator, UPVC double glazed window to the front elevation, living flame gas fire set on granite style hearth, surround and wood mantle, built in cupboards.

Kitchen 7' 6" x 11' 11" (2.28m x 3.63m)

Range of fitted units to the base and eye level, electric cooker point, space for fridge, ceramic one and half bowl sink with drainer and chrome mixer tap, tiled splashbacks, UPVC double glazed window to the rear elevation, wood double glazed door to the rear garden.

Store/Utility 4' 6" x 5' 7" (1.36m x 1.71m)

UPVC double glazed window to the rear elevation, Worcester gas fired boiler, space for freestanding fridge/freezer, plumbing for washing machine, space for dryer, fixed shelving.

Shower Room 4' 4" x 5' 5" (1.32m x 1.65m)

Corner shower cubicle with chrome fitment, lower level WC, sink unit with chrome mixer tap, extractor fan, inset downlights, UPVC double glazed window to the rear elevation.

First Floor

Landing

Feature leaded UPVC double glazed window to the side elevation, loft access with ladder (loft boarded), storage cupboard.

Bedroom One 15' 4" x 11' 10" (4.67m x 3.60m)

Ornamental cast iron fireplace, radiator, UPVC double glazed window to the front elevation, inset downlights.

Bedroom Two 10' 7" x 11' 6" (3.23m x 3.50m)

UPVC double glazed window to the front elevation, radiator, inset downlights.

Bedroom Three 11' 11" x 7' 7" (3.62m x 2.32m)

UPVC double glazed window to the rear elevation, radiator, inset downlights.

Bathroom 4' 5" x 11' 5" (1.34m x 3.49m)

Panelled bath, traditional style radiator with towel rail, lower level WC, pedestal wash hand basin, partly tiled, inset downlights, UPVC double glazed window to the rear elevation.

Externally

To the front is a hedged boundary, pedestrian gated access to the side with a path to the rear garden. The rear garden is laid to lawn, patio, path and hedged boundary.



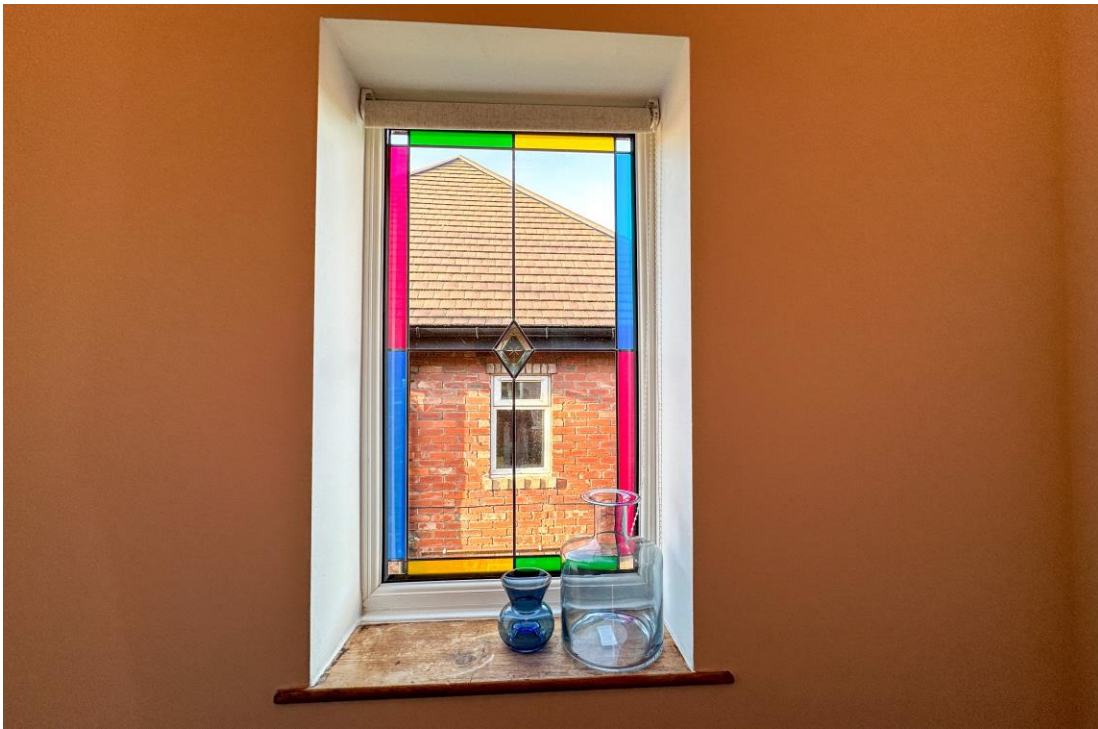
Note:
Council Tax Band: B

EPC Rating:

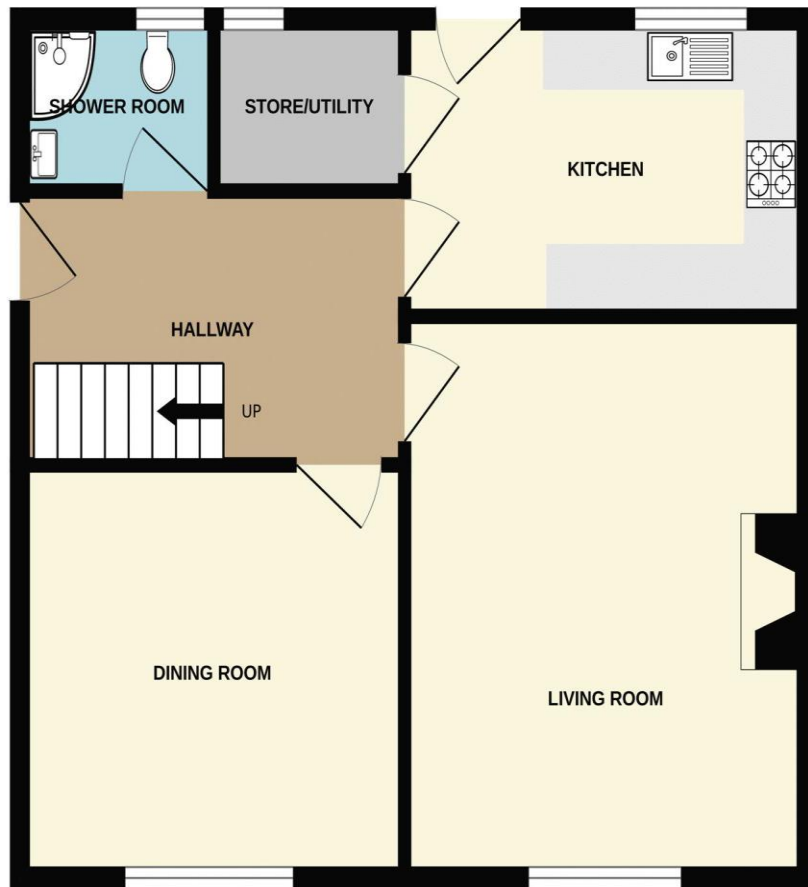
Tenure: believed to be Freehold



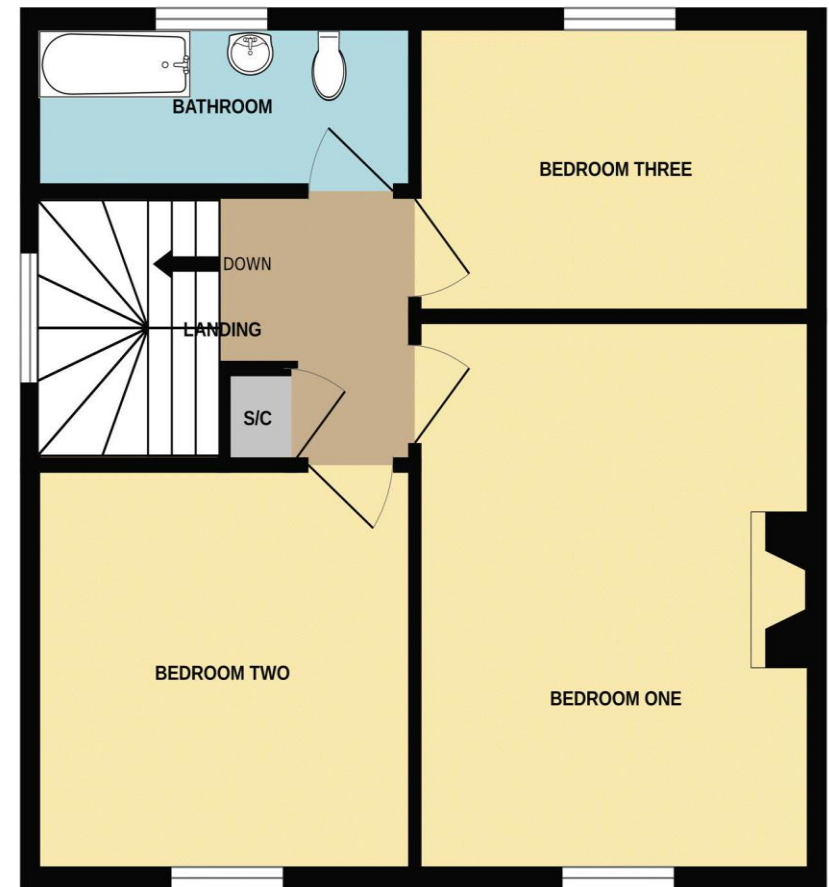




GROUND FLOOR



1ST FLOOR



Directions

From our Derby Street Leek office proceed along Ball Haye Street to the traffic lights turning right onto the Buxton Road. Follow this road taking the second turning left into Prince Street and the first right into Carlton Terrace. The property is situated on the left hand side, identified by the agents for sale board.

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