



Cruso Street, Leek, ST13 8BN.  
Offers in the region of £185,000

Whittaker  
& Biggs  
Est. 1930



# Cruso Street,

Leek, ST13 8BN.

This four-bedroom terrace home is deceptively spacious having accommodation over three floors. The property is conveniently located on the outskirts of town and is a renovation project with superb potential!

The property boasts two reception rooms, 18ft kitchen, hallway with Minton floor, four well proportioned bedrooms, well equipped bathroom to the first floor and enclosed garden to the rear.

You're welcomed into the property via the hallway, then into the living room. The living room has a gas fire, bi-fold doors providing access into the dining room.

The kitchen has a range of units to the base level, gas cooker point, space for a washing machine, dryer, stainless steel sink, understairs storage and access to the rear garden.

To the first floor the landing provides access to the second floor, two double bedrooms and bathroom.

The bathroom incorporates a panel bath with electric Triton shower over, pedestal wash hand basin and low-level WC. To the second floor are a further two bedrooms.

Externally to the rear is an enclosed garden area, laid to patio, with garden store.

A viewing is highly recommended to appreciate this homes spacious layout, potential and location.





### Hallway

Wood glazed door to the front elevation, Minton tiled floor, stairs to the first floor.

### Dining Room 12' 4" x 10' 7" (3.75m x 3.23m)

Gas fire set on tiled hearth, built in cupboard, two UPVC double glazed windows to the front elevation, cornicing.

### Living Room 13' 1" x 10' 7" (4.00m x 3.23m)

UPVC double glazed window to the rear elevation, gas fire set on marble style hearth, bi fold glazed doors into the Dining Room.

### Kitchen 18' 7" x 7' 6" (5.67m max measurement x 2.28m)

Understairs storage cupboard, fitted units to the base and eye level, stainless steel sink unit with taps, gas cooker point, plumbing for washing machine, space for dryer, space for freestanding fridge/freezer, tiled, Santon water heater, two UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation.

## First Floor

### Landing

Staircase to the second floor.

### Bedroom One 12' 4" x 13' 11" (3.77m x 4.23m)

Two UPVC double glazed windows to the front elevation, built in his and hers wardrobes.

### Bedroom Two 13' 2" x 8' 7" (4.01m x 2.62m)

UPVC double glazed window to the rear elevation.

### Bathroom 10' 2" x 7' 4" (3.09m x 2.24m)

Panelled bath with Triton electric shower over, lower level WC, pedestal wash hand basin. Airing cupboard, loft access, partly tiled, Velux style window to the rear elevation.

## Second Floor

### Bedroom Three 12' 4" x 14' 0" (3.75m x 4.26m) (Maximum Measurement)

UPVC double glazed window to the front elevation.

### Bedroom Four 13' 6" x 10' 0" (4.12m x 3.06m)

Velux style window to the rear elevation.

### Outside

Laid to patio, walled and fenced boundaries, patio area, gated access to the rear.

### Garden Store

Brick constructed, door to side.





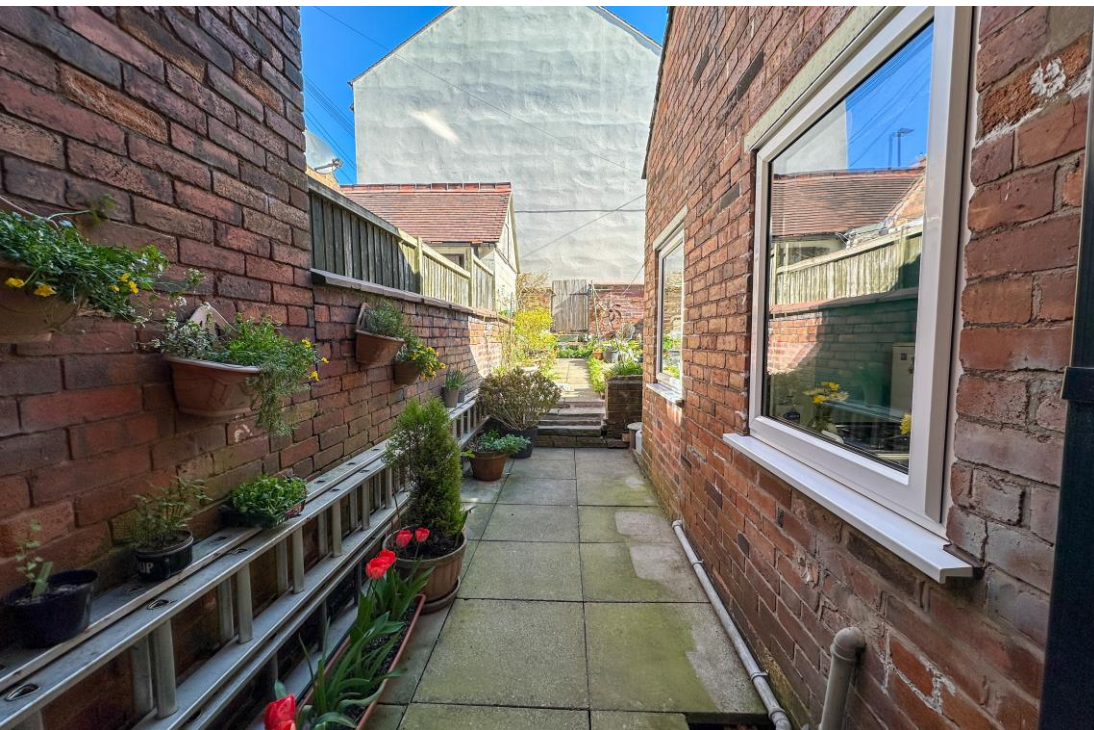
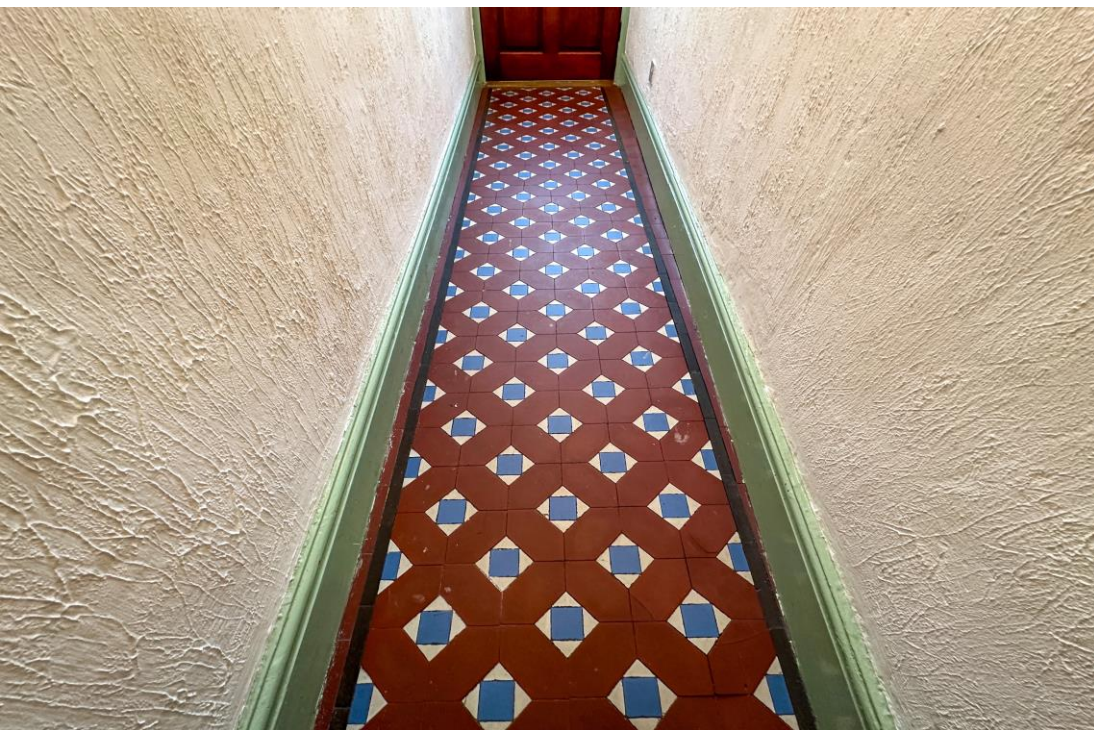
Note:  
Council Tax Band: B  
EPC Rating: TBC  
Tenure: Freehold





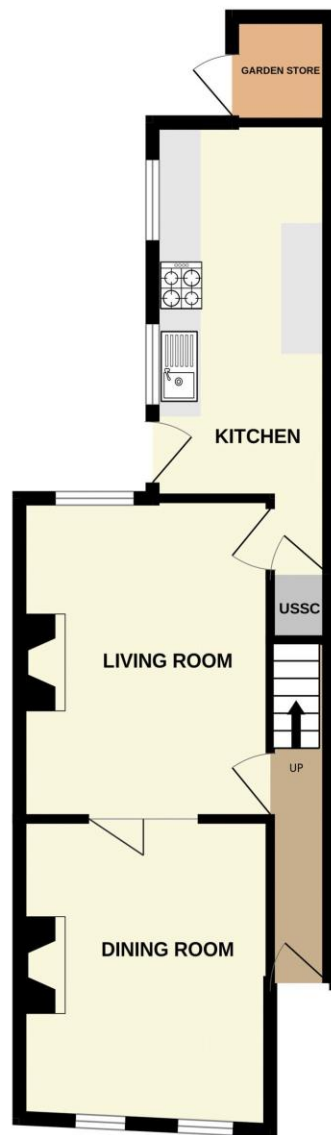




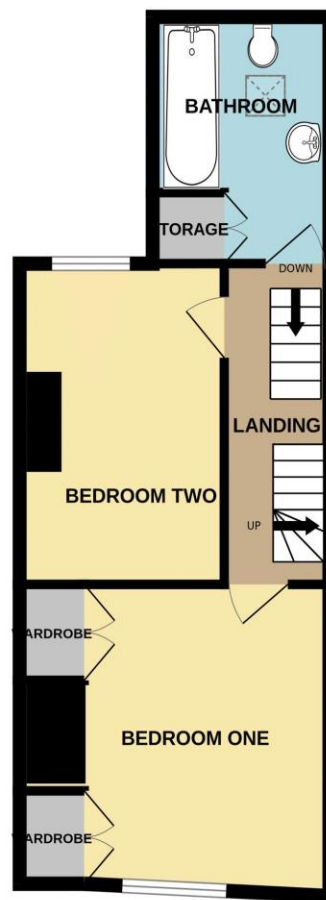




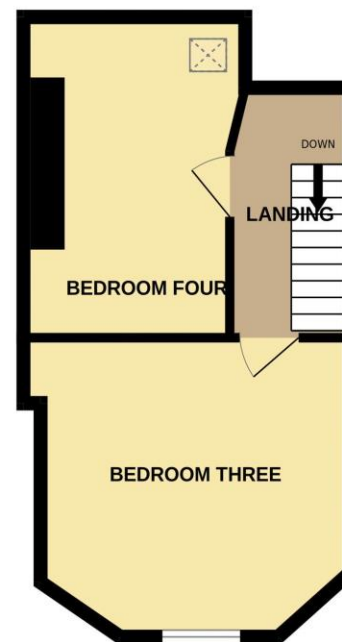
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights proceed straight ahead into Broad Street, follow this road for a short distance taking the second turning right into Cruso Street, where the property is situated on the right hand side, identifiable by our Whittaker and Biggs for sale sign.

## Situation

This large four bedroom family home is situated within the west end of the town centre and is Ideally placed within a short walking distance of multiple Primary schools, which feed onto local High schools, one in walking distance, Westwood Leek and the other bus linked to Painsley Cheadle.

Leek is a former historical Textile Mill town and is known as the Queen of the Moorlands with an abundance of unique local family owned shops, outlets & supermarkets again all within walking distance of this well placed home.

Leeks main road connectivity is excellent with five major connecting "A" roads Connecting you quickly to Macclesfield, Buxton, Ashbourne, Stoke on Trent & the rest of the Staffordshire Moorlands.

**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](mailto:leek@whittakerandbiggs.co.uk)

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930