



Osborne Street, Leek, ST13 6LJ.
OIRO £270,000

Whittaker
& Biggs

Est. 1930

Osborne Street, Leek, ST13 6LJ.

This impressive four bedroom Victorian terrace home is conveniently located within walking distance of the town centre and offers extensive/versatile accommodation over three floors. The property boasts characterful features such as minton tiled floor, cornicing, ceiling rose, herringbone parquet flooring and stain glass windows. The property has two reception rooms, utility and WC to the ground floor, 18ft bedroom one, 20ft bedroom to the second floor and a 12ft bathroom which has separate shower and bath. You're welcomed into the property via the entrance hallway, which has a minton floor. The dining room has a feature gas fire, set within a marble style hearth, surround and understairs storage cupboard. The living room is located to the front, is bay fronted with plantation shutters, parquet herringbone flooring, cornicing and ceiling rose. The kitchen is located to the rear of the property and has a good range of fitted units to the base and eye level, electric hob, Beeko electric oven, stainless steel 1 1/2 sink with drainer, space for a free standing dishwasher, tiled splashbacks. The utility has work surface space, plumbing and space for a washing machine, dryer, space for an American style fridge/freezer, wall mounted Ideal gas fired boiler, access to the side and WC. To the first floor the landing provides access to the second floor, two bedrooms and bathroom. The bathroom certainly has the wow factor, this vast space has his and hers wall mounted sinks, mirrored cabinets, panel bath, integral tap, WC, corner shower cubicle with chrome fitment, partly tiled and two chrome heated radiators. Bedroom one is has fitted pine wardrobes, overhead storage and drawers, with bay window to the frontage. To the second floor the L-shaped bedroom three is a light and airy space, having velux style window, exposed brick wall and providing access to bedroom four.

Externally to the front is a walled boundary, gated access to the forecourt. The rear garden is low maintenance, laid to patio, raised well stocked borders, gated access to the passage.

A viewing is highly recommended to appreciate this homes location, spacious/versatile layout and characterful charm.



Entrance Hallway

Minton tiled floor, wood feature glazed door to the front elevation, radiator, stairs to the first floor, cornicing.

Dining Room 13' 5" x 11' 8" (4.08m x 3.55m)

Radiator, Upvc double glazed window to the rear, understairs storage cupboard, living flame gas fire, marble style surround, hearth, wood mantle.

Living Room 16' 0" x 11' 4" (4.87m x 3.45m) max measurements

Parquet herringbone wood flooring, part double glazed bay window to the front, plantation shutters, feature fireplace, marble style surround, hearth, plaster mantle, cornicing, ceiling rose, radiator.

Kitchen 12' 0" x 8' 8" (3.65m x 2.65m)

Range of fitted units to the base and eye level, four ring gas hob, Beeko electric oven, stainless steel 1 1/2 sink with drainer, mixer tap, space and plumbing for a dishwasher, tiled splashbacks, Upvc double glazed window to the side.

Utility 8' 7" x 8' 6" (2.62m x 2.60m) max measurements
Upvc double glazed door and window to the side, Upvc double glazed window to the rear, Ideal gas fired wall mounted boiler, plumbing for a washing machine, space for a dryer, worksurface space, space for an American style fridge/freezer, access to WC.

WC 3' 5" x 2' 6" (1.05m x 0.76m)

Low level WC, partly tiled, Upvc double glazed window to the side.

First Floor

Landing

Stairs to the second floor, radiator.

Bathroom 12' 6" x 11' 5" (3.81m x 3.49m)

His and hers wall mounted sink units with chrome mixer tap, panel bath tub with integral tap, low level WC, corner shower cubicle with chrome fitment, two chrome heated ladder radiator, low level WC, Upvc double glazed window to the rear and side elevation, inset downlights, extractor, mirror cabinets.

Bedroom One 18' 10" x 15' 9" (5.73m x 4.79m) max measurements

Built in pine wardrobes, overhead storage, drawers, two radiators, Upvc double glazed window to the front, plantation shutter, wood window to the front with plantation shutter.

Bedroom Two 13' 9" x 11' 9" (4.19m x 3.59m)

Upvc double glazed window to the rear, radiator, cast iron ornamental fireplace.

Second Floor

Bedroom Three 20' 10" x 18' 5" (6.35m x 5.62m) max measurements

Eaves storage, Velux style window to the rear, loft access, inset downlights, Upvc double glazed window to the front, radiator, exposed brick wall.

Bedroom Four 11' 10" x 10' 6" (3.61m x 3.21m) max measurements

Radiator, eaves storage, Upvc double glazed window to the rear.

Externally

To the front is a walled and cast iron fenced boundary, gated access to the forecourt. To the side, paved path, walled boundary. To the rear, paved garden, raised well stocked borders, walled boundary, gated access for passage.



Situation

The property is situated within easy walking distance of Leek town center and also within the catchment for all the Leek schools. Situated just off the Ashbourne Road and Buxton Road, which provides easy commuting to Ashbourne, Buxton, Macclesfield and Stoke on Trent.

Note:

Council Tax Band: B

EPC Rating: TBC

Tenure: believed to be Freehold









Directions

From our Derby Street Leek Offices proceed along Ball Haye Street and at the traffic lights turn right onto the A53 Buxton Road. Follow this road for a short distance passing the Lidl Supermarket on the left hand side and take the third turning right onto Osborne Street where the property is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

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