



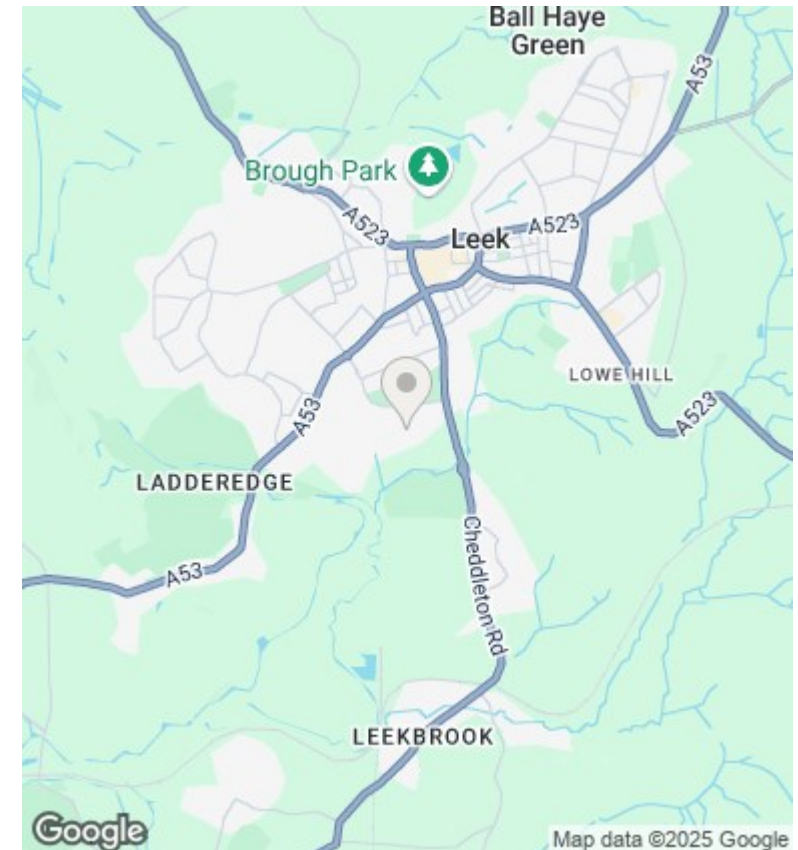
39 Sandon Street, Leek, Staffordshire, ST13 5QS

Offers In Excess Of £200,000

- Three bedroom town house
- WC to ground floor
- Bathroom to the first floor
- Driveway to the front
- Landscaped rear garden
- Outskirts of the town centre
- Contemporary breakfast kitchen with integrated appliances
- Spacious living room



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 along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road for a short distance taking the fourth right into Junction Road then second left into Sandon Street, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	