



Sandon Street, Leek, ST13 5QS.
Offers in Excess of £185,000

Whittaker Est. 1930
& Biggs

Sandon Street, Leek, ST13 5QS.

This four bedroom terrace home has a versatile layout over three floors and has the benefit of two enclosed gardens and vehicular access to the rear.

You're welcomed into the property on the ground floor, having two bedrooms serviced by the family bathroom.

To the lower ground floor is a spacious dining kitchen, having a good range of fitted units, electric fan assisted oven, four ring hob with extractor and wood style work surfaces. Located off the kitchen is a utility space, useful shower room and a yard.

To the rear is a spacious 15ft living room, having rear porch onto an enclosed patio, with a further enclosed garden, mainly laid to lawn.

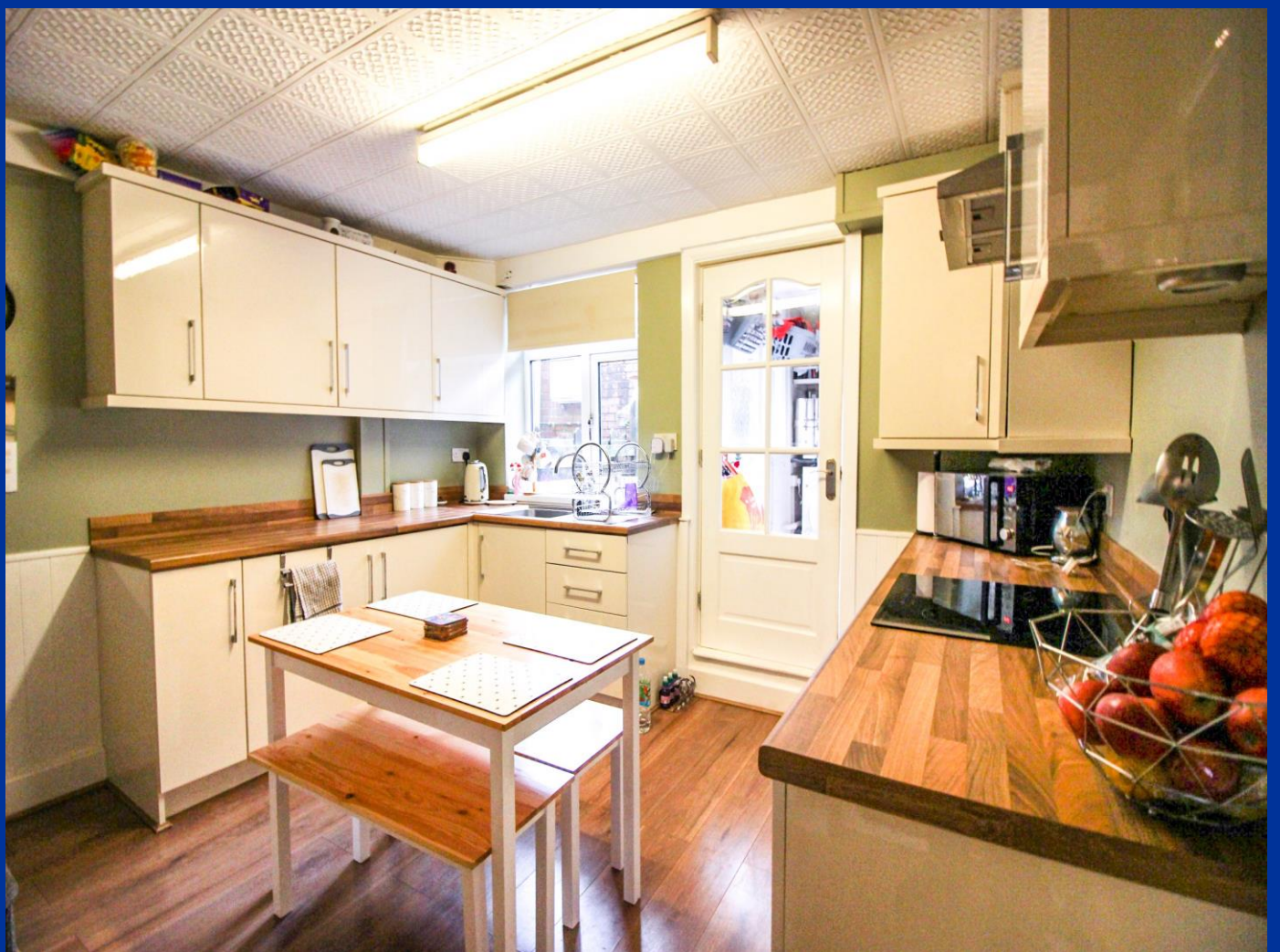
To the first floor are two double bedrooms, with bedroom two having a fixed ladder into the loft space.

A viewing is highly recommended to appreciate this deceptively spacious home, its convenient location and gardens.

Situation

This family home is within the catchment for the sought after Westwood Schools and also within walking distance of the town centre.

Morrisons supermarket is within walking distance and Ladderedge Country Park is on your doorstep, providing enjoyable country walks.



Ground Floor

Entrance Hallway

Composite double glazed door to the front elevation, UPVC double glazed window to the front elevation, radiator.

Bedroom Four 12' 0" x 14' 8" (3.66m x 4.46m)

Radiator, UPVC double glazed window to the front elevation.

Bedroom Three 8' 10" x 12' 4" (2.70m x 3.75m)

UPVC double glazed window to the rear elevation, radiator, built in storage cupboard.

Bathroom 6' 10" x 5' 9" (2.09m x 1.75m)

Panelled bath, lower level WC, vanity unit, fully tiled, chrome shower fitment, UPVC double glazed window to the rear elevation, chrome heated ladder radiator.

Lower Ground Floor

Breakfast Kitchen 11' 4" x 9' 5" (3.45m x 2.86m)

Range of fitted units to the base and eye level, stainless steel sink unit with drainer and chrome mixer tap, four ring electric hob, fan assisted electric oven, extractor fan, wood style worksurfaces, part panelled walls.

Utility Area

Plumbing for washing machine, glazed door and windows to the side elevation, shelving.

Shower Room

Lower level WC, wall mounted sink unit, shower cubicle with electric shower.

Living Room 11' 4" x 15' 2" (3.45m x 4.63m) (Maximum Measurement)

UPVC double glazed window to the rear elevation, glazed door.

Rear Porch

UPVC double glazed patio doors to the rear elevation.

First Floor

Bedroom One 15' 3" x 12' 10" (4.66m x 3.90m)

Two UPVC double glazed windows to the front elevation, radiator.

Bedroom Two 15' 2" x 12' 0" (4.62m x 3.66m)

Two UPVC double glazed windows to the rear elevation, radiator, fixed ladder to the loft.

Externally

To the front is a patio area. To the rear is a fenced patio area, further garden area with lawn and patio, fenced boundaries, vehicle access to the rear if needed.



Note:
Council Tax Band: A

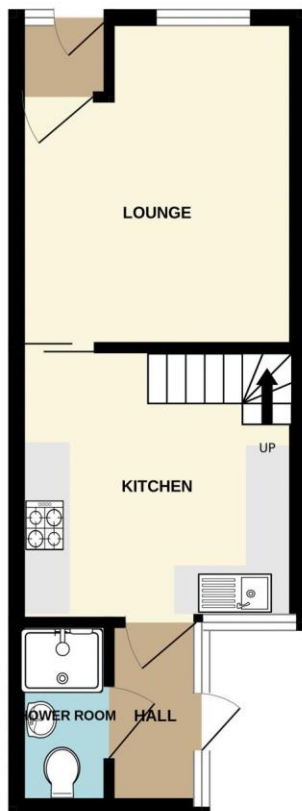
EPC Rating: F

Tenure: believed to be Freehold

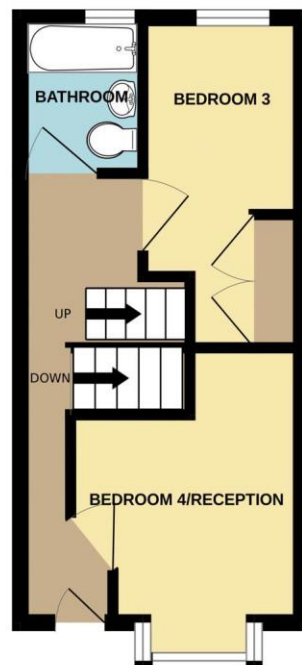




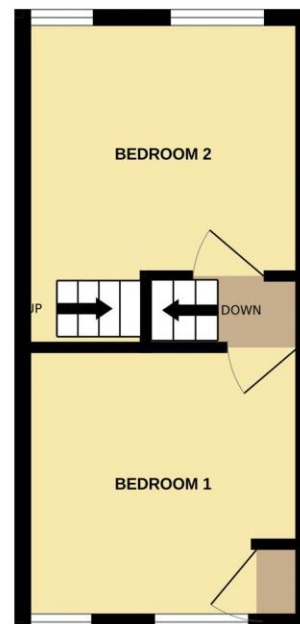
LOWER GROUND FLOOR



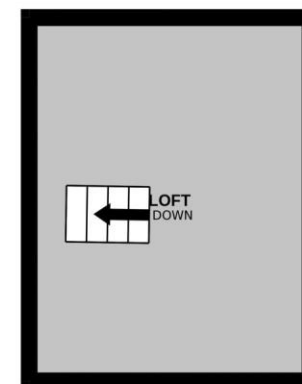
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.

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45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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