



**13 Beatty Road, Leek, ST13 6HG**

**Offers In The Region Of £185,000**

An excellent opportunity to acquire this spacious four bedroom semi detached home situated to the East End of the town.

The property offers deceptive accommodation comprising a fully fitted kitchen diner with space for a table and chairs, a spacious living room and a conservatory which over looks the private garden to the rear. On the first floor are three good bedrooms and a family sized bathroom offering a bath with shower over, with a further bedroom located to the second floor. Ample off road parking to the front aspect with enclosed private gardens at the rear. Internal viewing is a MUST to be fully appreciated.



## Description

Located in the busy market town of Leek this four bedroom property provides a fantastic opportunity to purchase a family home with many local amenities nearby. The property offers a good sized kitchen diner along with a sizeable living room and four spacious bedrooms as well as plentiful outdoor space including a front and rear garden with a garden shed.

## Situation

The property is located in the busy market town of Leek approximately 0.7 miles from the centre of town, 11.4 miles from Congleton and 12.3 miles from Buxton.

## Accommodation Comprises: -

### Front Entrance Door

Leading into

### Hallway 6'3" x 7'10" (1.92m x 2.40m)

With radiator, understairs storage off and stairs off

### Kitchen Diner 21'2" x 7'9" (6.46m x 2.37m)



With radiator, part tiled floor, wall mounted glow worm boiler, UPVC double glazed windows to front and side aspects and a range of wall mounted and floor mounted kitchen units including a gas hob, 1 & 1/2 bowl sink basin and drainage board

### Living room 11'11" x 14'5" (3.65m x 4.41m)



With radiator, fitted floor mounted cupboards, fireplace and UPVC double glazed window to the rear aspect

### Conservatory 7'5" x 14'3" (2.27m x 4.36m)



With tiled floor and external door to the side aspect

### Staircase

Leading to First Floor Landing

### Bedroom Number One 10'5" x 11'5" (3.20m x 3.50m)



With radiator, UPVC double glazed windows to the rear aspect and under stairs storage off

**Bedroom Number Two 9'6" x 10'7" (2.90m x 3.25m)**  
With radiator and UPVC double glazed window to the rear aspect

**Bedroom Number Three 10'2" x 6'6" (3.12m x 1.99m)**  
With radiator and window to front aspect

#### **Bathroom**

With heated hand rail, wall mounted cupboards, laminate flooring, low level WC, wash hand basin, bath with shower equipment over and UPVC double glazed frosted window to the front aspect

#### **Staircase**

Leading to Second Floor Landing and with storage cupboards off

**Bedroom Number Four 9'10" x 10'4" max (3.02m x 3.15m max)**



With radiator, built in shelf and UPVC double glazed window to rear aspect

#### **Outside**

With spacious areas to the front and rear including space for parking and a lawn to the front and a spacious lawned area to the rear with a garden shed

**Garden Shed 11'10" x 7'11" (3.61m x 2.42m)**



#### **Services**

The property is connected to mains electricity, water and drainage

#### **Tenure & Possession**

We believe the property is freehold and vacant possession will be given upon completion.

#### **Local Authorities**

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

#### **Viewings**

By prior arrangement through Graham Watkins & Co.

#### **Measurements**

All measurements given are approximate and are 'maximum' measurements.

#### **Wayleaves & Easements**

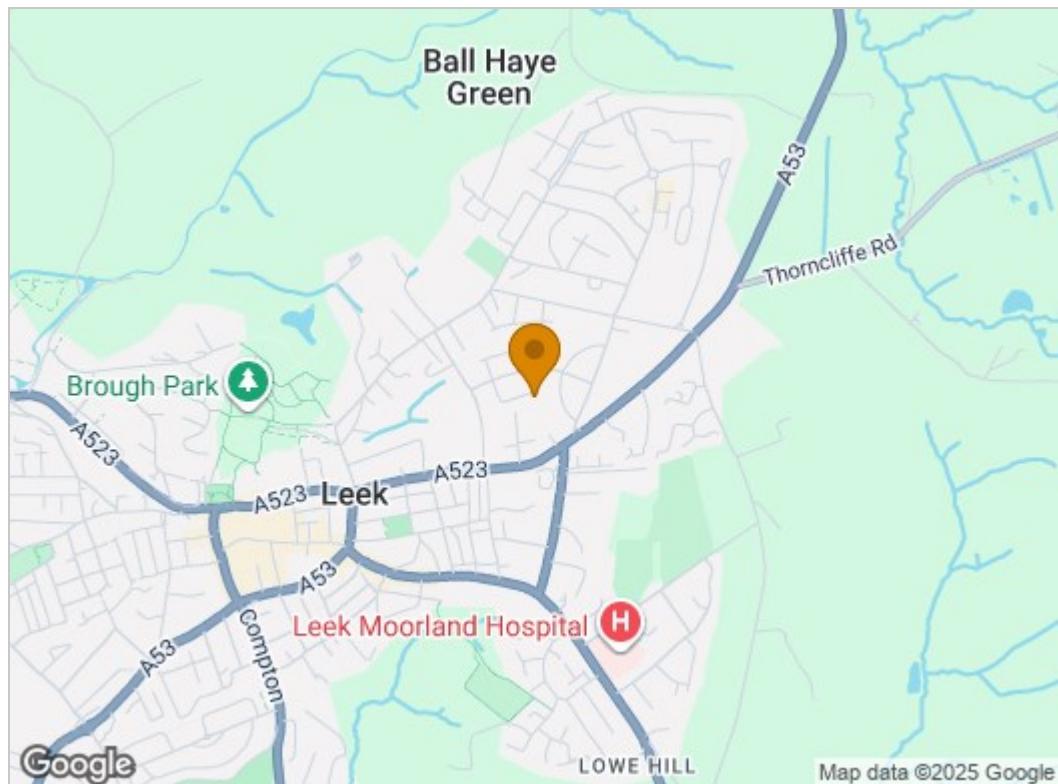
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

#### **Please Note**

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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