



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



53 Prince Street

Leek, ST13 6BG

Offers Over £195,000



53 Prince Street

, Leek, ST13 6BG

A fantastic opportunity to purchase a deceptively spacious and immaculate three bedroom semi-detached family home. Within walking distance of Leek Town Centre in a popular residential area. With ample off road parking for three vehicles and good sized yard/patio area to the rear. Double glazed and centrally heated throughout. Boasting stone flooring in three rooms and a fully functioning multi-fuel Aga Burner in the living room.

Would be of interest to first time buyers or those wanting to purchase a good sized family home close to many local amenities and good schools.

Viewing Highly Recommended.

Situation:

Located on the edge of Leek Town Centre, the property is within walking distance to local amenities such as shops, schools and public houses. Access to commuter links to Ashbourne, Buxton, Derbyshire; Macclesfield and Stoke - on - Trent. Within close proximity to the nearby local park.

Directions:

From our Leek office on Derby Street, turn left onto Ball Haye Road and turn right at the traffic lights onto Buxton Road. Take the second left onto Prince Street and the property will be found on the right hand side, indicated by our For Sale board.

Accommodation Comprises:

A side uPVC front entrance door leads into:-





Hallway

With fully fitted carpet; uPVC double glazed window to the side aspect; shelving and coat hooks along with radiator stairs off to the first floor.

Living Room

15'8" x 12'3" (4.779 x 3.737)

A fantastic sized light open plan space with fully fitted carpet; two uPVC double glazed windows to the front aspect, a multi-fuel Aga burner set in a brick surround; and radiator.

Dining Area

12'3" x 9'9" (3.745 x 2.978)

Open plan leading from the living room featuring stone flooring and radiator and internal double wooden doors with glass leading into the kitchen at the rear.



Downstairs Shower Room

6'4" x 6'1" (1.939 x 1.865)

Bathroom suite comprises a low level W.C wall mounted wash hand basin and corner glass shower cubicle. With continued stone flooring from the dining area, tiled walls, uPVC double glazed obscured glass window to the side aspect, radiator and storage cupboard.

Kitchen

15'1" x 7'11" (4.609 x 2.402)

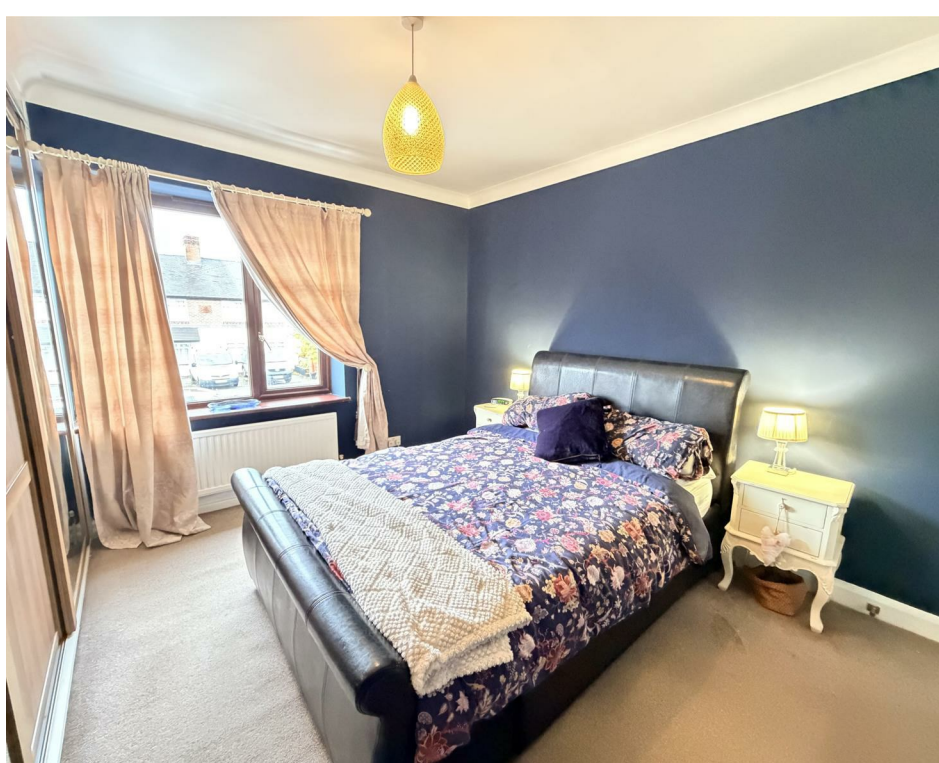
Kitchen comprises a range of wooden base units with good worktop area incorporating breakfast bar along with matching wall mounted cupboards with downlighting; inset stainless steel one and a half sink with drainer unit and mixer tap; integrated double Hotpoint oven; integrated hob; and spaces for an automatic washing machine, tumble dryer, dish washer and space for a fridge freezer; Stone flooring is continued from dining area and the kitchen has a large uPVC double glazed window to the rear aspect overlooking the rear garden with uPVC rear entrance door leading into rear garden.



Stairs to First Floor Landing

With fully fitted carpet; uPVC double glazed window to the rear aspect; radiator; loft access with loft ladders and boarding, airing cupboard housing the water cylinder, header tank and immersion heater.





Bedroom One
11'1" x 6'8" (3.370 x 2.030)

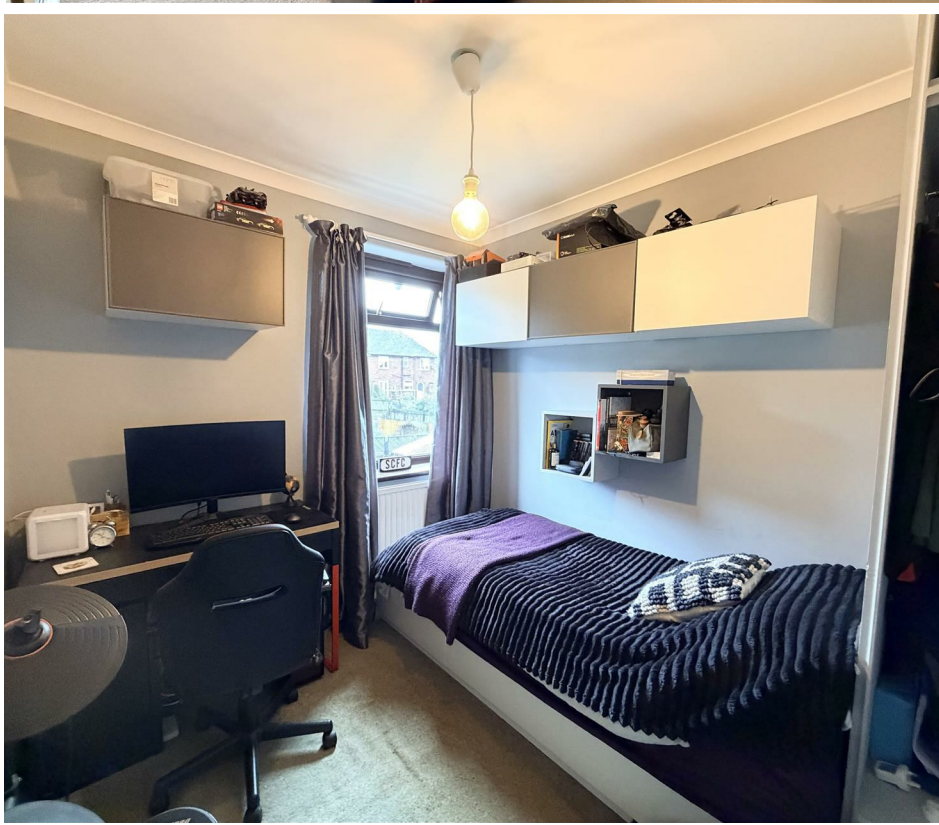
With fully fitted carpet, uPVC double glazed window to the front aspect and radiator.



Bedroom Two - Master Bedroom

12'2" x 9'6" (3.713 x 2.890)

Good sized double bedroom with fully fitted carpet, uPVC double glazed window to the front aspect and having the benefit of built in mirrored wardrobes and radiator.



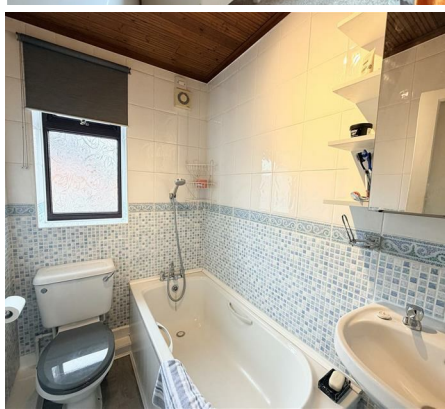
Bedroom Three
9'10" x 7'11" (2.992 x 2.421)

With fully fitted carpet, uPVC double glazed window to the rear aspect, and radiator



Bathroom
4'5" x 6'8" (1.352 x 2.030)

Bathroom suite comprises a low level W.C, pedestal wash hand basin and panel bath with mixer tap and shower attachment. Having wood effect flooring, uPVC obscured double glazed window to the rear aspect tiled walls and radiator.



Outside

To the front of the property there is a good sized flagged driveway with hedge boundaries and allowing parking for three vehicles.

To the rear of the property there is a level lawned area with patio and outside tap with wooden fence and shrub borders.

Council Tax Band

We believe the property is in Band B.

Measurements

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

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.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Floorplan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Viewings

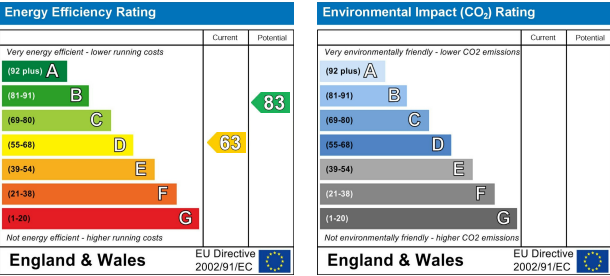
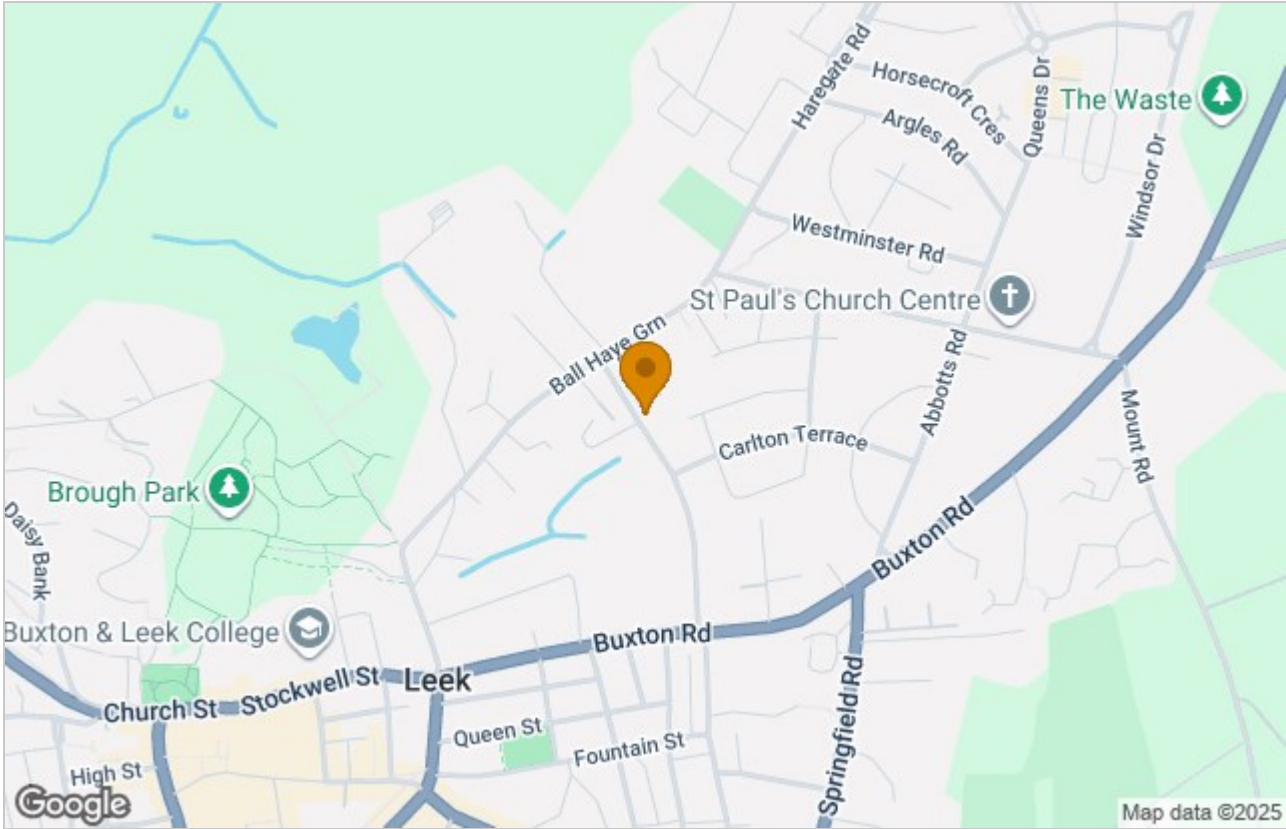
By prior arrangement through Graham Watkins & Co.

Wayleaves

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, quasi easements 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.

Area Map

Energy Efficiency Graph



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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