



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



31 Southbank Street
Leek, ST13 5LS

Offers Over £235,000



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Nestled on Southbank Street in the charming market town of Leek, this delightful three bedroom house offers a perfect blend of traditional character and modern living. Immaculately presented, the property boasts family sized accommodation spread over three well appointed floors, providing ample space for both relaxation and entertaining.

This traditional home is complemented by contemporary touches and many original features creating both stylish and comfortable accommodation with fully fitted kitchen, utility area off and two reception rooms. Each of the three bedrooms is generously sized with a traditional bathroom suite making it an ideal choice for families or those seeking extra space.

The location is particularly appealing, as it places you within easy reach of the vibrant market town of Leek, known for its rich history and community spirit. Here, you will find a variety of shops, cafes, Schools and local amenities, ensuring that everything you need is just a short stroll away.

This property has a wealth of charm and character, ready to welcome its new owners. If you are looking for a well presented family residence in a desirable location, this house on Southbank Street is certainly worth a viewing.





Directions

From our Derby Street office proceed along Heywood Street and take the first turning left into Leonard Street, continue to it's extremity and turn left onto Southbank Street where number 31 is situated on the right hand side identifiable by our For Sale board.

Situation

This family home is ideally situated within easy walking distance of the popular market town of Leek and close to all the Schools and amenities.

Covered porch

Original Minton tile floor, staircase off, radiator, corning.



Dining Room

12'4" x 10'8" mac (3.78 x 3.27 mac)

Upvc double glazed bay window to front, feature open fireplace in decorative surround, radiator, corning.

Living Room

16'2" x 11'8" max (4.93 x 3.56 max)

Upvc double glazed picture window to rear garden, radiator, picture rail, fireplace incorporating stove in carved surround, Herringbone block flooring, understairs store.

Kitchen

13'10" x 7'11" (4.23 x 2.42)

Excellent range of units comprising base cupboards and drawers with matching wall cupboards, work surfaces incorporating one and a half bowl sink unit, built in oven and microwave with grill combination, four ring gas hob, integrated dishwasher, three Upvc double glazed windows to side aspect, brick floor.



Rear Porch/Utility

External door to side, built in utility area housing plumbing for washing machine and space for tumble dryer, cushioned floor.

Separate WC

Housing low level wc, Upvc double glazed frosted window to side, quarry tiled floor.

First Floor Landing

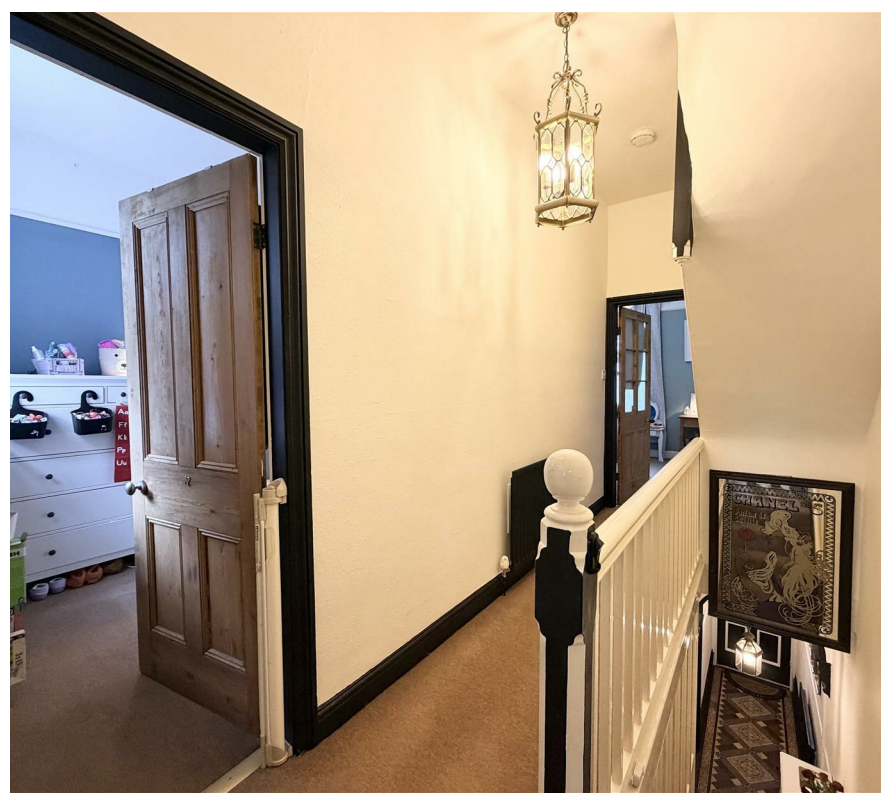
Having radiator and stairs to second floor.

Store Room

7'0" x 4'9" mac (2.14 x 1.46 mac)

Sash window to side aspect.





Bedroom One
 16'9" x 13'8" plus eaves
 (5.11 x 4.17 plus eaves)
 Upvc double glazed
 Velux window to rear,
 radiator, loft access
 being boarded and
 insulated, exposed
 beams, under eaves
 storage being boarded
 and insulated.

Bedroom Two
 14'8" x 10'1" (4.49 x
 3.09)
 Upvc double glazed
 window to front, radiator,
 decorative fireplace,
 picture rail.

Bedroom Three
 14'4" x 8'5" (4.37 x 2.59)
 Upvc double glazed
 window to rear, radiator,
 picture rail.



Family Bathroom

15'2" x 7'11" max (4.63 x 2.42 max)

Suite comprising stand alone roll top bath on claw and feet with central mixer tap and shower attachment, low level wc, pedestal wash basin, enclosed shower cubicle housing mixer shower, radiator, Upvc double glazed window to rear, decorative fireplace and tiled floor.

Outside

To the rear is an enclosed yard area with cold water tap and courtesy lighting. Garden shed. Decked patio area. Further gardens laid to lawn with fenced boundaries. The front elevation is an enclosed forecourt.

Council Tax

Local Authority is the Staffordshire Moorlands District Council and is Band B.

Services

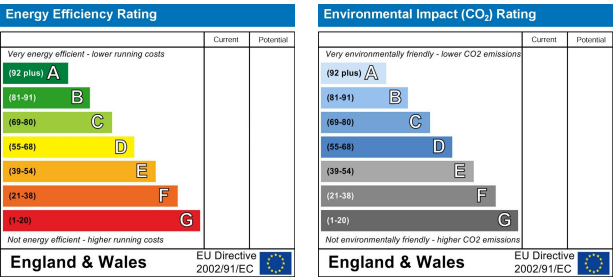
The property is connected to mains gas and electricity, water and drainage.

Tenure & Possession

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



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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.