

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



13 Chorley Street, Leek, ST13 5EW

£135,000

- Watch Our Online Video Tour!
- Fully Refurbished
- FF Shower Room & Separate Wc
- New Fitted Carpets
- Two Bedrooms
- New GF Bathroom
- New Fully Fitted Kitchen
- Large Loft Room

This terraced house has made the absolute most of the space available!

Not only has this house been refurbished from top-to-bottom, it offers a ground floor bathroom AND a first floor shower room! You will really appreciate how space has been maximised in this house. The ground floor accommodation comprises a spacious lounge with new flooring and fresh decoration, a brand new fully fitted shaker style kitchen with integrate hob and oven and there's also a brand new bathroom too!

On the first floor are two double bedrooms with brand new fitted carpets and a clever configuration of a shower room and separate WC. If that wasn't enough! There a big loft room/home office and an external storage shed with power supply!

Just walking distance outside of Leek town centre, there are local amenities, schools and bus routes on the doorstep.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

LIVING ROOM

11'11 x 10'1 (3.63m x 3.07m)

Wood effect vinyl flooring. Radiator. UPVC double glazed window and door. Wall lights. Fresh neutral decoration.

KITCHEN

11'8 x 8'8 (3.56m x 2.64m)

Tiled flooring. Radiator. UPVC double glazed window. Range of new navy shaker style kitchen wall cupboards and base units with oak style worktops and integrated electric oven, stainless steel extractor and gas hob. Plumbing for washing machine. Small under stairs cupboard.

REAR HALL

Tiled floor. UPVC double glazed rear door. Space for tall fridge freezer.

BATHROOM

6'11 x 5'3 (2.11m x 1.60m)

Oak style vinyl flooring. Chrome heated towel rail radiator. UPVC double glazed window. New white suite consisting of a bath with shower fitting over, wash basin within a vanity unit and wc. PVC panelled walls.

BEDROOM ONE

12'0 x 11'3 (3.66m x 3.43m)

New fitted carpet. Fresh decoration. Radiator. UPVC double glazed window. Large integral wardrobes. Airing cupboard housing the hot water cylinder.

BEDROOM TWO

8'10x 8'7 (2.69mx 2.62m)

New fitted carpet. Radiator. UPVC double glazed window. Fresh neutral decoration.

FIRST FLOOR

Fitted stair and landing carpets. Radiator. Storage cupboard containing the gas boiler.

SHOWER ROOM

6'4 x 3'2 (1.93m x 0.97m)

New oak style vinyl flooring. Radiator. Spotlights. Walk in shower cubicle with tiled walls.

WC

New oak style vinyl flooring. Fresh neutral decoration. White wash basin and toilet.

SECOND FLOOR

USEFUL LOFT ROOM

11'3 x 11'0 (3.43m x 3.35m)

New fitted carpet.s Fresh neutral decoration. Radiator. Double glazed Velux roof light. Useful eaves storage and integral cupboard.

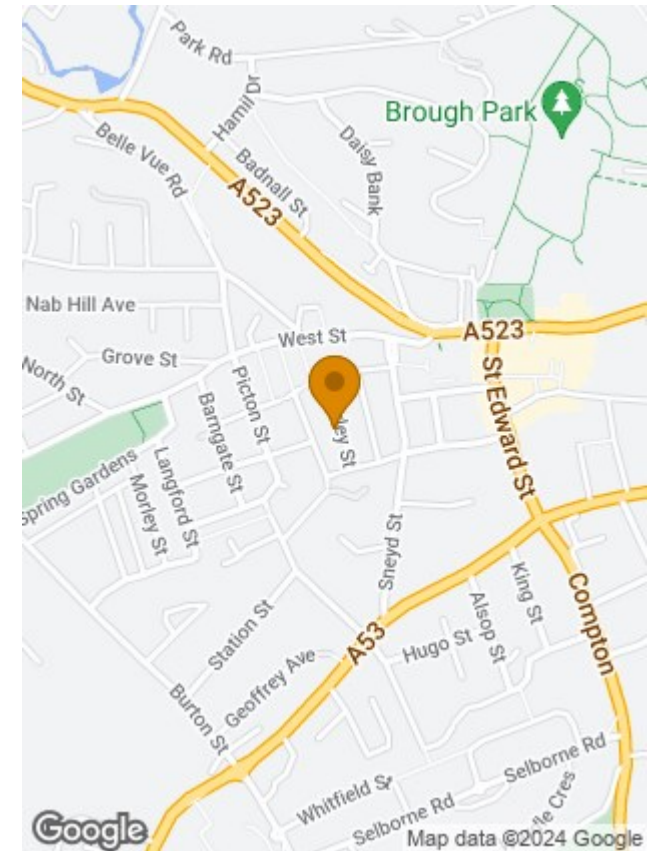
OUTSIDE

On street parking to the front of the property and a low maintenance enclosed rear yard with an outside tap, security light and a useful storage shed with a UPVC door and power.





| 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 | |



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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