



## 15 Park Road, Leek, ST13 8JU

Offers In Excess Of £110,000

- NO CHAIN
- Ripe for renovation
- Tiered rear garden
- Superb opportunity for a first time buyer or buy-to-let investor
- Priced to sell!
- Two bedrooms
- Log burner
- Great potential
- First floor bathroom
- Baxi combi boiler installed 2023 and includes 5 year warranty

# 15 Park Road, Leek ST13 8JU

Whittaker & Biggs are pleased to bring to the market this terraced house, built in 1900, that presents an excellent opportunity for both first-time buyers and savvy investors. With no chain and a competitive price, this property is ready for you to make it your own.

The house features a welcoming reception room that offers a perfect space for relaxation and entertaining. There are two well-proportioned bedrooms, providing ample room for comfortable living. The first-floor bathroom is conveniently located, making it easily accessible for all residents.

Situated in a popular location, this home is close to local amenities and transport links, making it a practical choice for everyday living. Whether you are looking to put your own stamp on a property or seeking a buy-to-let investment, this house on Park Road is a fantastic option. Don't miss the chance to explore the possibilities that await you in this charming home.

Call Whittaker & Biggs on 01538 372006 to book a viewing.



Council Tax Band: A



## **Ground floor**

### **Sitting Room**

11'11" x 10'6"

Wood glazed door with transom window to the frontage, UPVC double glazed window to the frontage, log burner, slate hearth, wood mantle, radiator.

### **Kitchen**

12'1" x 9'6"

Wood glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, cooker point, radiator, stairs to the first floor.

### **Lean-To / Utility**

13'3" x 10'8" max measurement

Wood glazed window to the side aspect wood, door to the side aspect, polycarbonate roof, plumbing for a washing machine, power.

## **First Floor**

### **Landing**

Loft hatch.

### **Bedroom One**

14'11" x 10'2"

Two UPVC double glazed windows to the frontage, radiator.

### **Bedroom Two**

9'2" x 7'0"

UPVC double glazed window to the rear, radiator, fitted wardrobe housing the Main combi boiler (installed 2023 and includes 5 year warranty).

### **Bathroom**

9'5" x 5'4" max measurement

UPVC double glazed window to the rear, panel bath, chrome taps, shower over, chrome fitments, vanity wash hand basin, chrome taps, low level WC, radiator, loft hatch.

### **Externally**

To the frontage, paved forecourt, wall boundary, gated access to the rear (shared passage way to include maintenance with number 13).

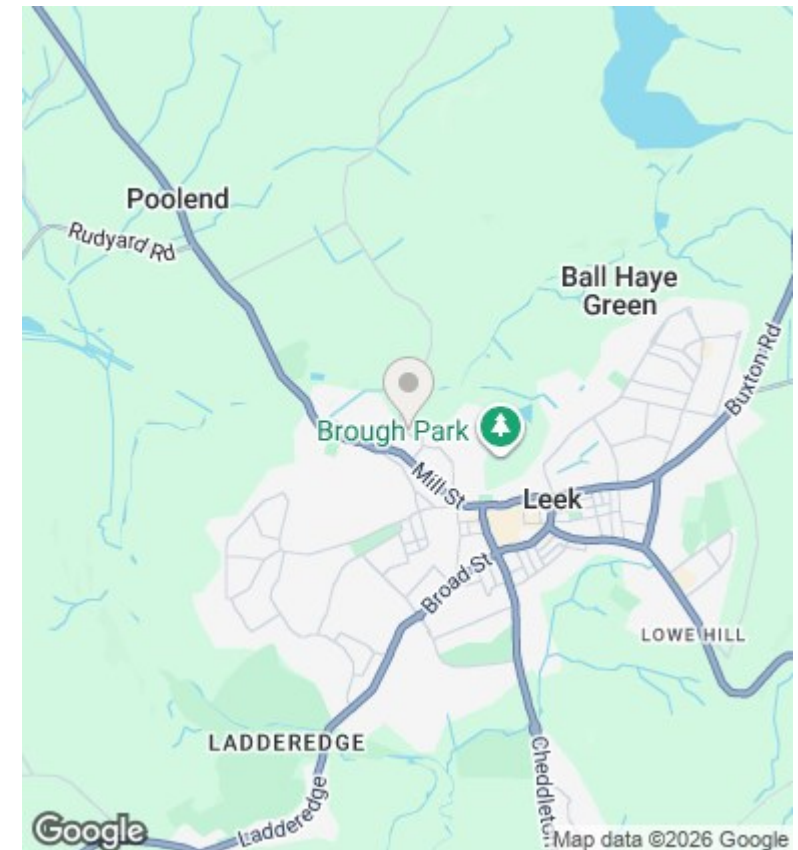
To the rear, tiered garden, mature trees and shrubs, timber shed.







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

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		