



8 Victoria Street, Leek, Staffordshire, ST13 6ER

£795 PCM

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This well-presented two-bedroom mid-terrace home has been tastefully modernised to an exceptional standard throughout and is ideally located within walking distance of the town centre, offering spacious living accommodation and generous bedroom sizes.

The accommodation briefly comprises two reception rooms, providing flexible living and dining space, together with a modern fitted kitchen featuring a range of base and eye-level units, a four-ring electric hob, stainless steel sink and plumbing for a washing machine. The ground floor is completed by a contemporary bathroom fitted with a panelled bath with shower over, WC and pedestal wash hand basin.

To the first floor are two well-proportioned double bedrooms, both offering ample space and natural light.



Council Tax Band: A



Dining Room

7'11" x 10'6"

UPVC double glazed door and window to the front elevation, radiator, under stair storage cupboard. - Size : - 7' 11" x 10' 6" (2.41m x 3.19m)

Living Room

12'2" x 12'6"

UPVC double glazed door to the rear elevation, radiator, staircase to the first floor. - Size : - 12' 2" x 12' 6" (3.70m x 3.81m)

Kitchen

8'5" x 6'8"

UPVC double glazed window to the side elevation, Velux style window, radiator, chrome ladder radiator, units to the base and eye level, electric oven, four ring electric hob, extractor fan, stainless steel sink with drainer, chrome mixer tap, plumbing for a washing machine. - Size : - 8' 5" x 6' 8" (2.57m x 2.03m)

Bathroom

5'3" x 6'2"

UPVC double glazed window to the side elevation, panelled bath with shower over, low level WC, vanity wash hand basin. - Size : - 5' 3" x 6' 2" (1.59m x 1.88m)

First Floor

- Size : -

Landing

Loft access. - Size : -

Bedroom One

12'2" x 11'3"

UPVC double glazed window to the rear elevation, radiator, over stair storage cupboard. - Size : - 12' 2" x 11' 3" (3.72m x 3.44m)

Bedroom Two

7'11" x 10'6"

UPVC double glazed window to the front elevation, radiator. - Size : - 7' 11" x 10' 6" (2.42m x 3.19m)

Externally

Stone flagged patio, walled boundaries. - Size : -





Directions

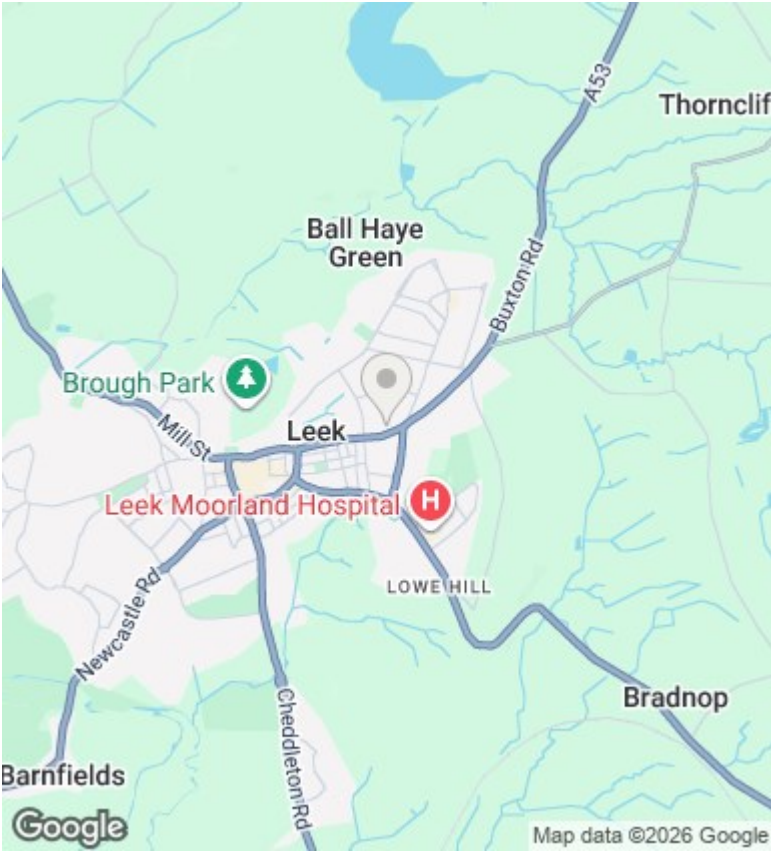
From our Derby Street Leek offices proceed along Ball Haye Street, at the traffic lights turn Right on A53 Buxton Road, follow this road taking the third turning Left in to Weston Street, after a short distance turn Right into Victoria Street, the property is situate a short distance on the right hand side.

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) 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