



17 Cruso Street, Leek, ST13 8BJ

Offers In The Region Of £164,000

- Three bedroom end of terrace
- Low maintenance rear garden
- NO CHAIN
- Three storey accommodation
- Close proximity to the town centre
- WC/Walk in wardrobe to bedroom one
- Utility Room

17 Cruso Street, Leek ST13 8BJ

Nestled on Cruso Street in the charming town of Leek, Staffordshire Moorlands, this delightful three-bedroom end terrace home offers a perfect blend of comfort and convenience. Spanning three storeys, the property boasts a spacious breakfast kitchen, ideal for family gatherings and casual dining. The ground floor also features a practical utility area and a well-appointed bathroom, ensuring that everyday living is both functional and enjoyable.

The living room is bright and welcoming, with natural light flooding the space creating a warm and inviting atmosphere. Bedroom One is particularly noteworthy, featuring a convenient walk-in wardrobe/WC, providing ample storage and a touch of luxury.

Outside, the low maintenance rear garden offers a private retreat, perfect for relaxing or entertaining without the burden of extensive upkeep. The property is situated in close proximity to the town centre, making it easy to access local amenities, shops, and services.



Council Tax Band:



Living Room

11'10" x 11'2"

Wood glazed door to the front, wood glazed window above, UPVC double glazed window to the front, radiator, feature fireplace with tiled hearth, cornicing, ceiling rose.

Breakfast Kitchen

12'9" x 11'1"

Range of fitted units to the base and eye-level, stainless steel one and a half sink with drainer, chrome mixer tap, four ring gas hob, electric fan-assisted oven, extractor, radiator, tiled splashbacks, stairs to the first floor, space for a dining table and chairs, understairs storage.

Utility Room

7'11" x 5'11"

Wall mounted gas fired boiler, space for a washing machine, space for freestanding fridge/freezer, UPVC double glazed door to the side, UPVC double glazed window to the side.

Bathroom

8'8" x 5'9"

Panel bath, chrome mixer tap with shower attachment, pedestal wash and basin, bidet, low level WC, UPVC double glazed window to the side and rear, radiator, partly tiled with a loft hatch.

First Floor

Landing

UPVC double glazed window to the side, stairs to the second floor.

Bedroom Two

11'11" x 11'1"

UPVC double glazed window to the front, radiator.

Bedroom Three

10'5" x 10'0"

Two UPVC double glazed windows to the rear, radiator.

Second Floor

Bedroom One

13'3" max measurement x 9'9"

UPVC double glazed window to the side, radiator, loft access.

Walk in Wardrobe / WC

9'8" x 6'7"

WC, walk-in wardrobe, velux style window to the rear, radiator, low level WC pedestal wash hand basin.

Externally

To the rear, walled boundary and paved yard area, well stocked borders, steps to a lower tier with decked area, fenced boundary, gated access to the rear with garden store.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler

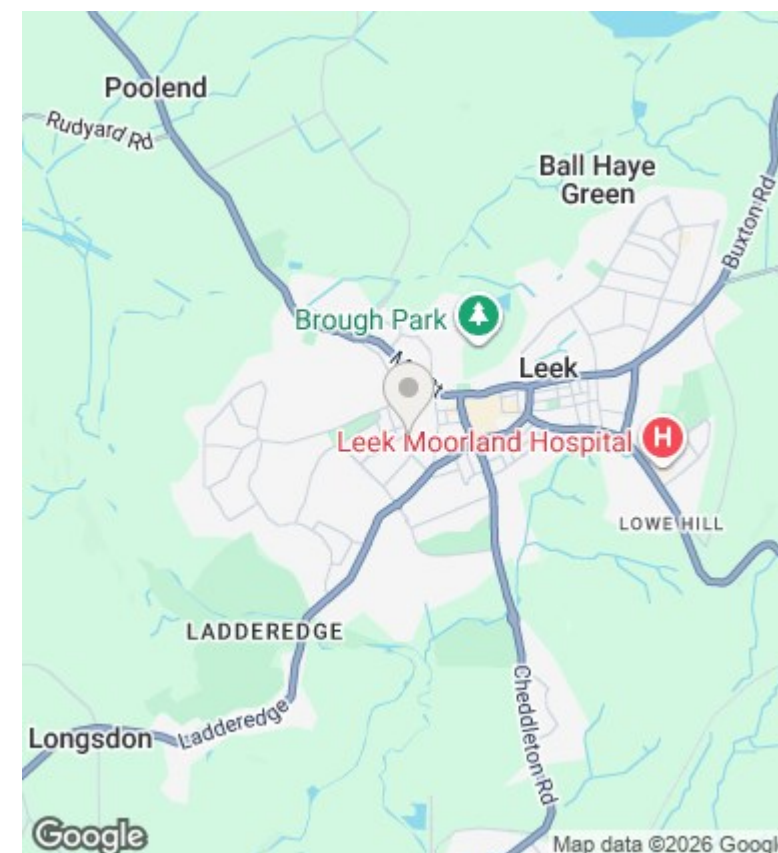
once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







While 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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. Made with floorplan 2008



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		