



## 16 Haregate Road, Leek, ST13 6PR

Offers In The Region Of £155,000

- Selling with NO CHAIN!
- Fully enclosed rear garden
- Council tax band B
- Semi detached property
- Off road parking to the frontage
- Located in a popular residential area
- Three bedrooms
- First floor bathroom & downstairs WC
- Timber outbuilding equipped with power and light

# 16 Haregate Road, Leek ST13 6PR

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this semi-detached house, offering a wonderful opportunity for families and first-time buyers alike. Built in 1935, this property boasts a generous living space of 990 square feet, providing ample room for comfortable living.

The home features three bedrooms, perfect for accommodating family members or guests. The first floor bathroom, along with a convenient downstairs WC, ensures that the needs of a busy household are well catered for. The reception room serves as a space for relaxation and entertaining, making it the heart of the home.

One of the standout features of this property is the fully enclosed rear garden, which offers a private outdoor retreat for gardening, play, or simply enjoying the fresh air. timber outbuilding equipped with power and light could be used as a home office if so desired. Additionally, off-road parking at the front of the house



Council Tax Band: B



## Ground Floor

### Hallway

13'5" x 5'10"

UPVC double glazed door to the frontage, stairs to the first floor, radiator.

### Sitting Room

17'6" x 9'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, electric wall mounted fire.

### Kitchen

10'11" x 10'5"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, New World four ring gas hob, Lamona electric fan assisted oven, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding fridge freezer, storage cupboard housing the boiler, WC off.

### WC

7'6" x 2'11"

Two UPVC, double glazed windows to the side aspect, low level WC, pedestal wash hand basin.

## First Floor

### Landing

9'10" x 5'10"

UPVC double glazed window to the frontage, UPVC double glazed window to

the side aspect, radiator, loft hatch.

### Bedroom One

14'0" x 9'10"

UPVC double glazed window to the frontage, radiator.

### Bedroom Two

11'8" x 7'4"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

6'11" x 5'10"

UPVC double glazed window to the rear, radiator.

### Bathroom

11'1" x 4'6"

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, storage cupboard housing the cold water tank.

### Externally

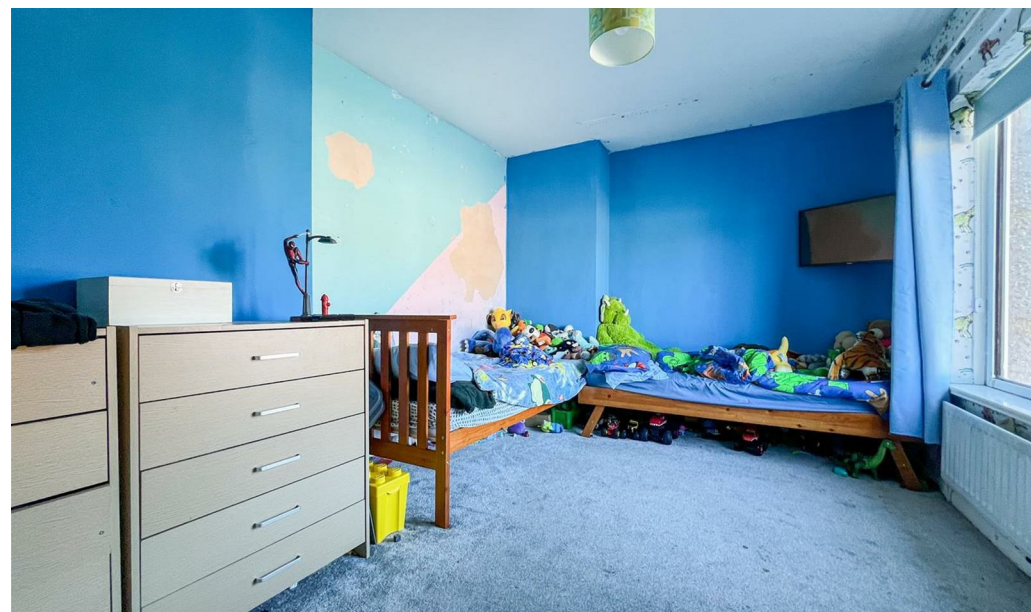
To the frontage, area, laid to lawn, off road parking for one car, fence boundary, gated access to the rear.

To the rear, area lead to lawn, paved patio, fence boundary, timber outbuilding with power and light, timber shed.

## 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

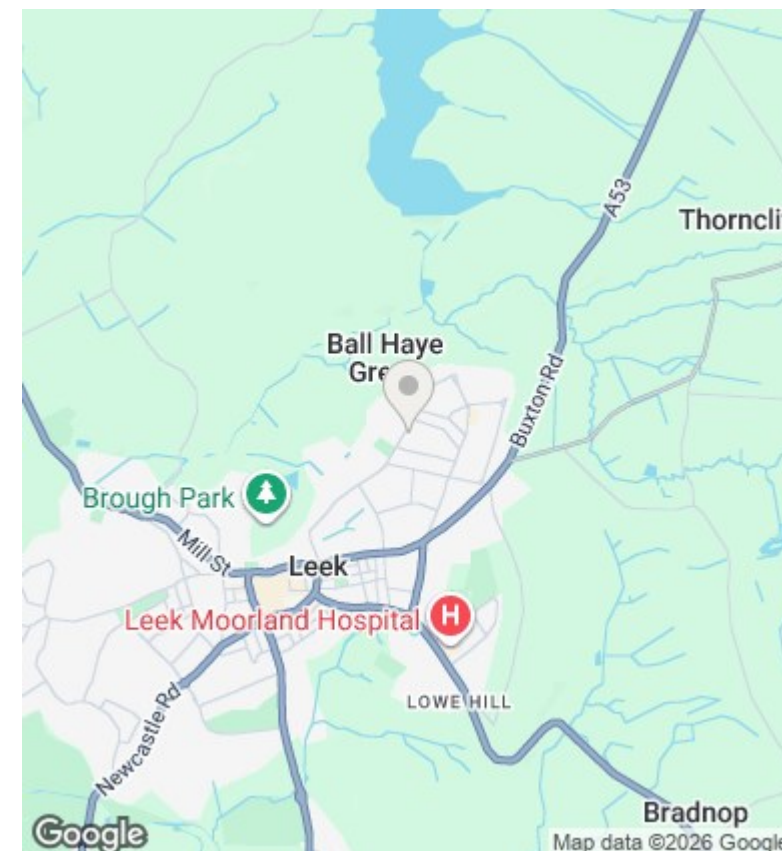
ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost 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.







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

B

| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |