



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



12 Parker Street

Leek, ST13 6LB

Offers In The Region Of £189,950



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FOUR BEDROOM TERRACED PROPERTY AVAILABLE

An excellent opportunity has arisen to purchase this spacious four bedroom mid terrace home, ideally situated within walking distance of the busy market town of Leek. The accommodation sits over three floors and benefits from two reception rooms, fully fitted kitchen, to the first floor are two bedrooms and family bathroom, with staircase to the second floor offering two further good sized bedrooms. An enclosed garden area at the rear. An ideal family home which must not be missed!

Situation

This home is situated within a short walk out of the town, being close to all amenities and good local Schools. Easy commuting to Ashbourne, Buxton or the Staffordshire/Cheshire borders.

Directions

From our Derby Street office take the A523 Ashbourne Road; taking the fourth turning on your left into Parker Street. Where the property is situated on the right hand side identifiable by our For Sale board.

Accommodation Comprises

Front Entrance Door

A wooden front entrance door with transom window above leads into: -

Living Room

11'4" x 11'10" (3.457 x 3.615)

Featuring a UPVC double glazed bay window to the front aspect.



Dining Room

15'4" x 11'3" (4.681 x 3.434)

With a UPVC double glazed window to the rear aspect, a log burning effect gas fire (not connected), radiator and under stairs store.



Kitchen

13'11" x 7'0" (4.253 x 2.146)

Benefiting from a fitted kitchen with a range of matching wall and base units with work-surfaces over, inset sink and drainer unit, electric cooker and washing machine, part-tiled walls, UPVC double glazed windows to both side and rear aspects.

A back door leading out gives access to the rear yard.

Stairs to First Floor Landing

Stairs leading to a first floor landing giving access to:

Bedroom One

11'11" x 11'4" (3.64 x 3.46)

Featuring a UPVC double glazed bay window to the front aspect and radiator.

Bedroom Two

8'3" x 8'10" (2.51 x 2.68)

With a UPVC double glazed window to the rear aspect and radiator.







Family Bathroom 14'1" x 7'1" (4.28 x 2.16)

With windows to both the side and rear aspects the bathroom suite comprises a roll top bath, low level lavatory, pedestal wash hand basin, store cupboard, housing a Glow-Worm gas boiler, double walk-in shower with mixer fitment, extractor fan, Antique radiator and tiled floor.

Stairs to Second Floor Landing

Fully carpeted stairs leading to a second floor landing giving access to:



Bedroom Three 11'4" x 9'9" (3.45 x 2.96)

Benefiting from an open wardrobe area, radiator, under eaves storage area and Velux window to the front.

Bedroom Four 11'2" x 8'11" (3.4 x 2.72)

Having a Velux window, under eaves storage and radiator.

Outside

A private fenced and flagged rear yard with gated access. Grass area with timber balustrade, cold water tap and courtesy lighting.

Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.





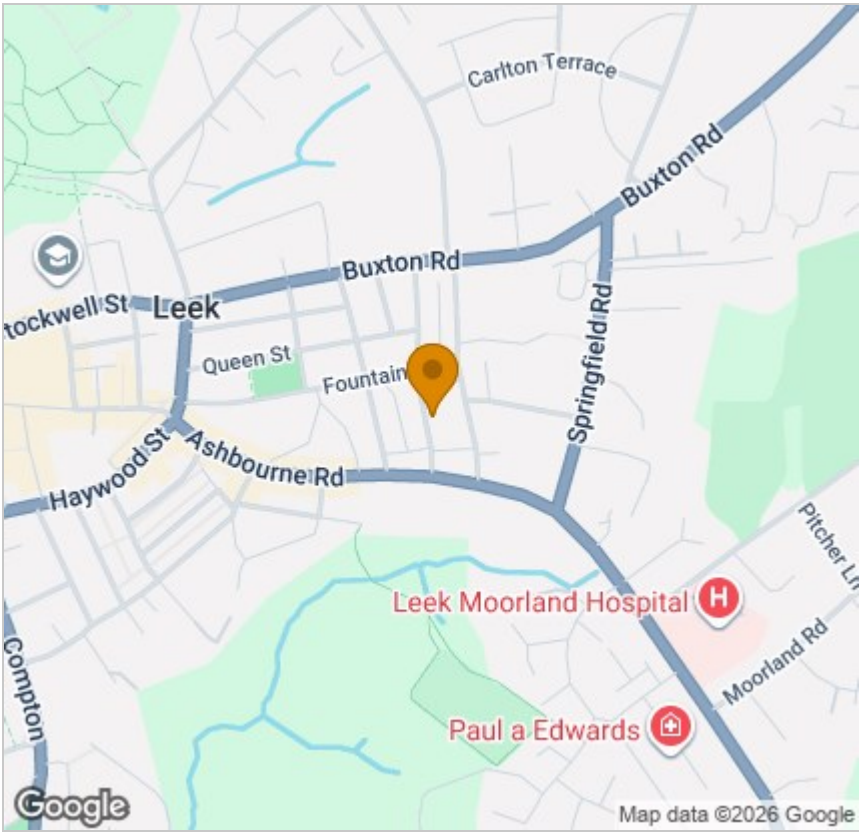
Wayleaves

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

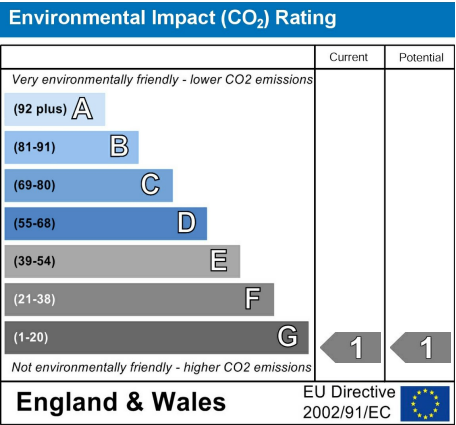
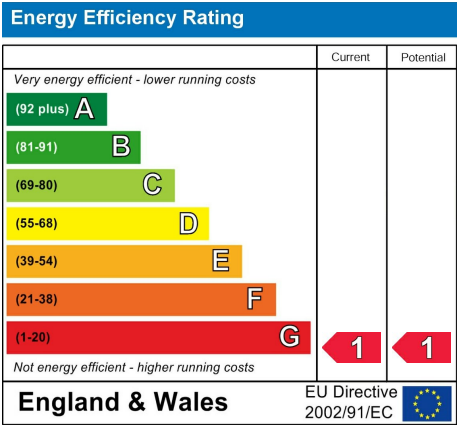
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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