



14 John Street  
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 14 John Street

Leek  
Staffordshire  
ST13 8BL

- \* A good sized three bedroom mid-terrace property situated on a popular residential street just on the outskirts of the centre.
- \* The property benefits from Upvc double glazing and gas fired central heating.
- \* Accommodation briefly comprises: Lounge, Living Room, Kitchen and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor. An excellent sized third Bedroom is located in the attic space.
- \* Rear yard area.
- \* The property may be of interest to landlords or first time buyers.
- \* Offered For Sale with No Upward Chain involved.



Offers In The Region Of £154,950



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## General Information

**Lounge 10'7" x 10'5" (3.23m x 3.18m)**  
Radiator. In-set spotlights.

**Dining Room**  
Radiator. In-set spotlights. Stairs off. Access to Cellar.

**Kitchen 11'6" x 5'4" (3.51m x 1.63m)**  
Wall and base units. Stainless steel sink unit with drainer. Electric hob and oven with extractor unit above. Wall mounted boiler. Plumbing point. Radiator. Tiled floor. Rear door.

**Bathroom 4'7" x 8'0" (1.40m x 2.44m)**  
Bath. W.c. Wash basin. Radiator. Tiled floor.

**Landing area**  
Stairs off.

**Bedroom 10'4" x 10'7" (3.15m x 3.23m)**  
Radiator.

**Bedroom 10'7" x 8'2" (3.23m x 2.49m)**  
Radiator.

**Attic room 18'2" x 9'3" (5.54m x 2.82m)**  
Radiator. Sky light.

**Outside**  
Enclosed rear yard area.

**Viewing**  
By prior appointment through the Agents.



**GROUND FLOOR**  
APPROX. 389.5 SQ. FEET

BATHROOM

KITCHEN

**FIRST FLOOR**  
APPROX. 280.5 SQ. FEET

BEDROOM

LANDING

BEDROOM

**SECOND FLOOR**  
APPROX. 194.1 SQ. FEET

BEDROOM

LOUNGE

**CELLAR**  
APPROX. 125.8 SQ. FEET

CELLAR

DINING ROOM

**TOTAL AREA: APPROX. 989.9 SQ. FEET**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

**Agents Notes**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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