



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**11 Morley Street, Leek, ST13 8BE**

**Offers In The Region Of £130,000**

A two bedroom spacious townhouse with patio garden to the rear and flagged path garden forecourt. Within walking distance of Leek's market town centre also having easy access to further commuting routes. Located within a popular residential area and within walking distance of all local West end schools and town centre.

Briefly comprising; Hallway, Lounge, Kitchen, Rear porch and WC, to the ground floor and Two Double Bedrooms and newly fitted Bathroom to the first floor.

Ideal FTB or Investors property. Early viewing is highly recommended.





### Situation

Located in a popular residential area in the West end of Leek; within walking distance of local schools and also the market town centre.

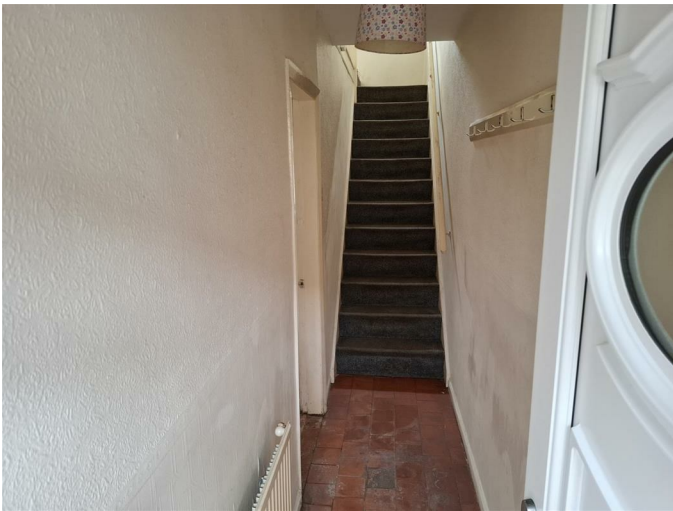
### Directions

From our Leek office: take the A53 Ball Haye Street to the traffic lights; turning left onto the A523 Stockwell Street; just after St. Edwards Church on the right, take left hand fork in the road onto West Street; after approximately ½ a mile take the 6th turning on the left onto Spring Gardens, then take the second left turning onto Morley Street, where the property will be found on your left hand side, identified by our 'For Sale' board.

### Accommodation Comprises

UPVC entrance door leading into:-

Hallway 10'6" x 2'11" (3.202 x 0.889)



With Quarry tiled floor, radiator, coat hooks..

Lounge 11'10" x 12'10" (3.604 x 3.919)



UPVC double glazed window to the front aspect, radiator.



Kitchen 8'6" x 11'9" (2.587 x 3.580)



Having a quarry tile floor, UPVC double glazed window to the rear aspect, range of storage cupboards with work surfaces over and tiled splash backs, inset stainless steel sink and drainer unit, matching wall units, wall mounted combi boiler, radiator, under stairs storage.



Rear Porch 3'1" x 3'7" (0.931 x 1.089)



Quarry tiled floor, UPVC door to rear aspect and garden.

#### Separate W.C.

Quarry tiled floor, UPVC frosted double glazed window to the side aspect, low level W.C.

#### First Floor Landing



UPVC double glazed window to the rear aspect and loft access.

Bathroom



Having vinyl flooring, UPVC frosted double glazed window to the rear aspect, bath pan with shower over, low level W.C. pedestal wash hand basin, airing cupboard allowing storage space.

#### Bedroom One 9'0" x 14'3" (2.735 x 4.349)



UPVC double glazed window to the front, radiator.



### Bedroom Two 12'6" x 10'2" (3.815 x 3.100)



UPVC double glazed window to front aspect, radiator.

### Outside



To the front is a flagged path to entry leading to the rear aspect.

To the rear is a private gated garden with small patio area and astro turf.



### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through the Agent.

### 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 & Easements

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.

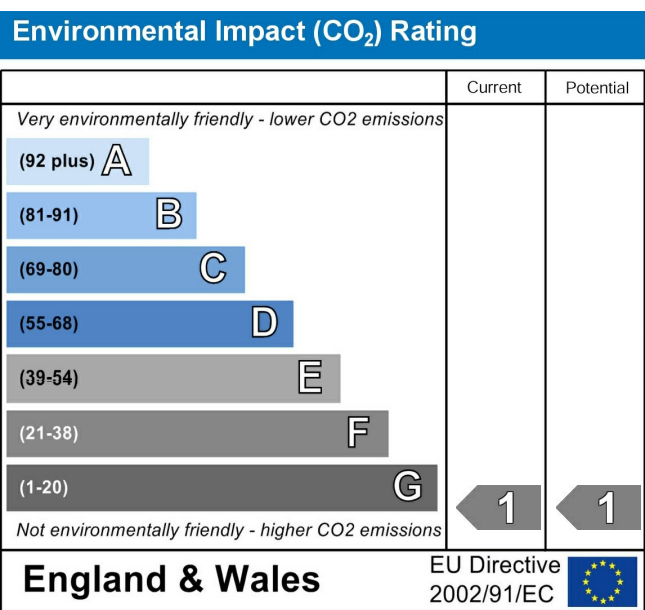
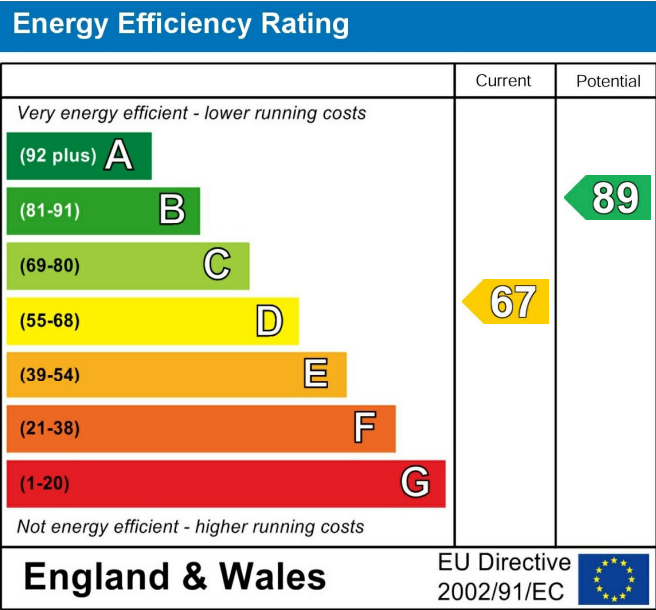
### Tenure & Possession

The property is held freehold and vacant possession will be given upon completion.

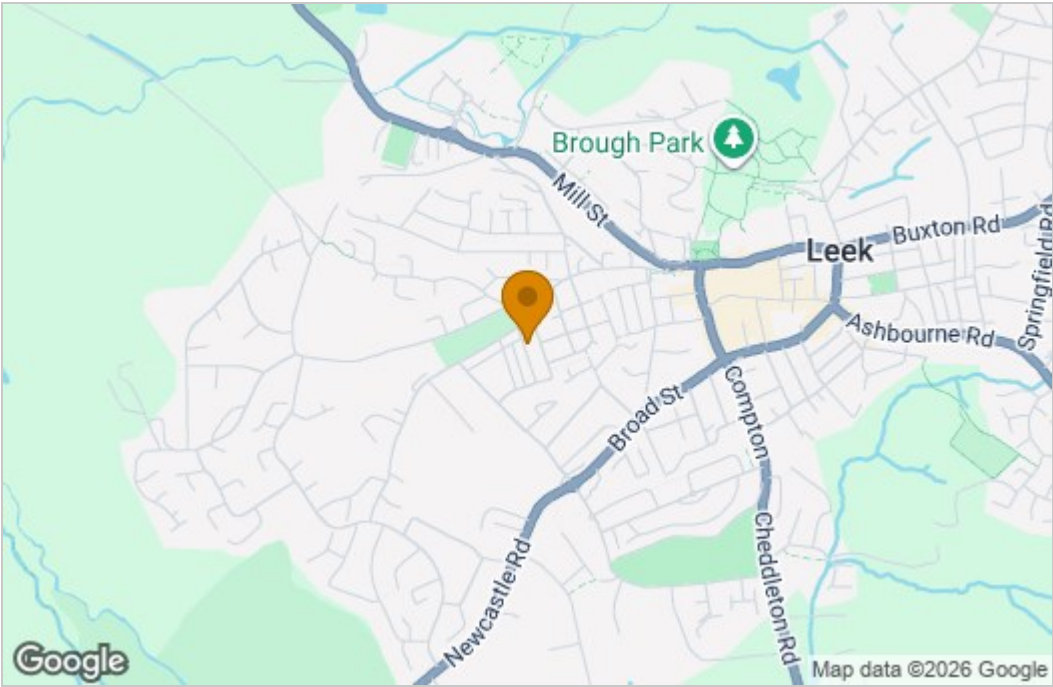
### Websites

[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk) [www.onthemarket.co.uk](http://www.onthemarket.co.uk)

Energy Efficiency Graph



Area Map



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.