



## 2 Picton Street, Leek, Staffordshire, ST13 8AX

£750 PCM

- End of terrace property
- Newly painted
- 2 double bedrooms
- New carpets
- kitchen diner
- Council tax band A

## 2 Picton Street, Leek ST13 8AX

This end of terrace property is located in the West End of Leek and is comprised of two double bedrooms, kitchen diner, bathroom and sitting room. Externally to the rear is a paved courtyard with gated access to the rear. Recently decorated and fitted with new flooring and carpets throughout. The kitchen and bathroom are both contemporary in design.



Council Tax Band: A



## Ground Floor

- Size : -

### Sitting Room

11'1" x 9'10"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, electric fire, meter cupboard, radiator. - Size : - 11' 1" x 9' 10" (3.38m x 3.00m)

### Kitchen/Diner

13'9" x 11'1"

UPVC double glazed window to the rear, units to the base and eye level, Diplomat ceramic hob, Diplomat electric fan assisted oven, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a fridge freezer, space for a table and chairs, inset ceiling spotlights, radiator, stairs to the first floor, under stairs storage, radiator. - Size : - 13' 9" x 11' 1" (4.18m x 3.38m)

### Rear Hall

5'8" x 2'11"

UPVC double glazed window to the side aspect. - Size : - 5' 8" x 2' 11" (1.73m x 0.88m)

### Bathroom

5'8" x 6'10"

UPVC double glazed window to the side aspect, panel bath, chrome taps, vanity wash hand basin, chrome taps, low level W/C, radiator. - Size : - 5' 8" x 6' 10" (1.73m x 2.09m)

## First Floor

- Size : -

### Landing

UPVC double glazed window to the side aspect. - Size : -

### Bedroom One

11'2" x 9'9"

UPVC double glazed window to the frontage, radiator. - Size : - 11' 2" x 9' 9" (3.40m x 2.97m)

### Bedroom Two

11'1" x 11'0"

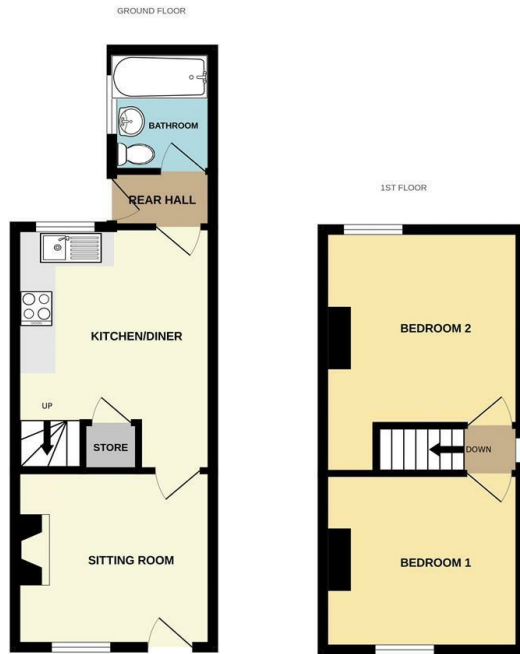
UPVC double glazed window to the rear, radiator. - Size : - 11' 1" x 11' 0" (3.39m x 3.36m)

### Externally

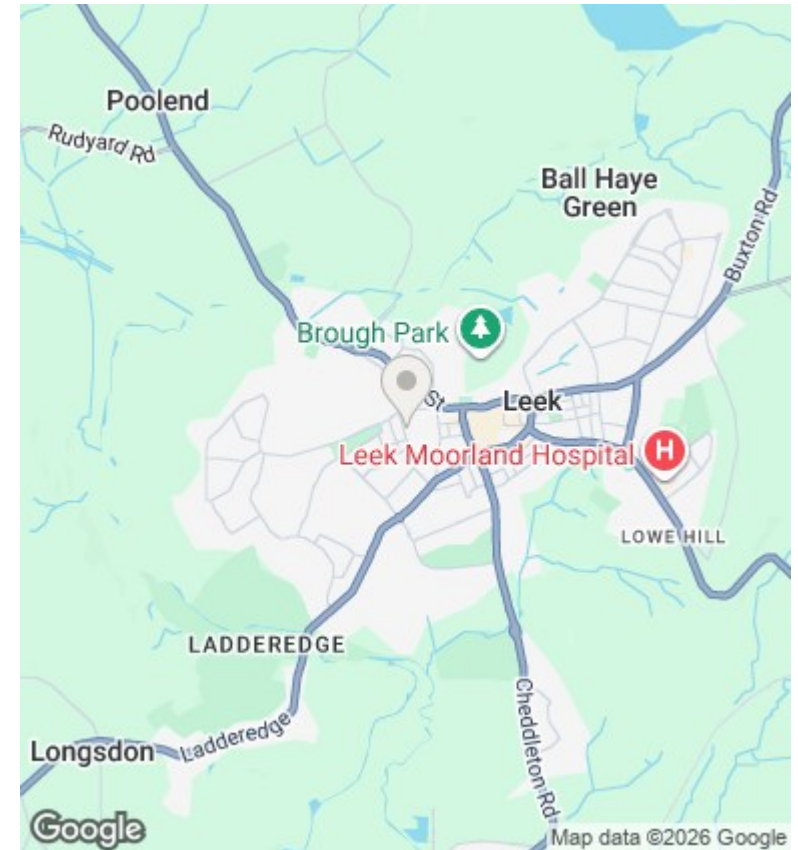
Paved courtyard, gated access to the rear. - Size : -







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are 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

From our Derby Street Leek office proceed along Ball Haye Street at the traffic lights turn left into Stockwell Street, proceed along this road passing the old Church on the right hand side as the road forks take the left had fork into West Street, follow this road for a short distance taking the second turning left into Picton Street, where the property is situated on the left hand side.

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	