



## 37 Barngate Street, Leek, Staffordshire, ST13 8AP

Offers In The Region Of £185,000

- Mid terraced property
- 2 reception rooms
- Council tax band B
- 3 storeys
- First floor bathroom
- NO ONWARD CHAIN
- 4 bedrooms
- East facing courtyard

# 37 Barngate Street, Leek ST13 8AP

Whittaker & Biggs are pleased to offer to the market this three storey, four bedroom terraced home situated to the West End of Leek market town, ideal for the popular Westwood Schools which are all within easy walking distance.

Living space is comprised of a sitting room, dining room, kitchen and WC to the ground floor, the first floor has two bedrooms and a bathroom, whilst the second floor houses two further bedrooms.

The kitchen has plenty of storage space and is equipped with integral appliances that include a four ring gas hob, electric fan assisted oven, extractor hood, fridge freezer and a slimline dishwasher.

A contemporary suite can be found in the bathroom having both a walk in shower enclosure and a double ended bath.

All four bedrooms are well proportioned with three of them being doubles.

The home is double glazed throughout and is heated by a gas fired, Alpha combi boiler which is located in bedroom two.



Council Tax Band: B



## Ground Floor

### Sitting Room

12'0" x 14'2" max measurement

Composite double glazed door with transom window to the frontage, UPVC double glazed bay window to the frontage, tiled hearth and surround, radiator.

### Dining Room

12'11" x 12'0"

UPVC double glazed window to the rear, electric fire, marble style hearth and surround, wood mantle, radiator, under stairs storage.

### Kitchen

10'0" x 6'11"

UPVC double glazed window to the side aspect, units to the base and eye level, four ring gas hob, electric fan assisted oven, extractor hood, integral fridge freezer, integral slimline dishwasher, space and plumbing for a washing machine, stainless steel sink and a half with drainer, chrome mixer tap, radiator.

### Rear Hall

4'11" x 3'10"

UPVC double glazed door to the side aspect, pantry.

### WC

5'4" x 3'8"

UPVC double glazed window to the side aspect, low level WC, corner pedestal wash hand basin, chrome mixer tap, radiator.

## First Floor

## Landing

Stairs to the second floor.

### Bedroom One

12'0" x 11'10"

UPVC double glazed window to the frontage, fitted corner wardrobe, radiator, wall panelling.

### Bedroom Two

10'9" x 6'2"

UPVC double glazed window to the rear, storage cupboard housing the gas fired Alpha combi boiler, radiator.

### Bathroom

10'5" x 5'2"

UPVC double glazed window to the rear, quadrant shower enclosure, chrome fittings, rainfall shower head, panel bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled.

## Second Floor

### Bedroom Three

11'10" x 9'8"

Velux skylight to the rear, fitted wardrobes, radiator, ornamental cast iron fireplace, eaves storage.

## Bedroom Four

11'10" x 10'0" max measurement

UPVC double glazed window to the frontage, radiator, ornamental cast iron fire place.

## Externally

To the frontage, forecourt, wall boundary.

To the rear, paved courtyard, area laid to artificial lawn, fence boundary, gated access to the rear, brick outbuilding.

## AML REGULATIONS

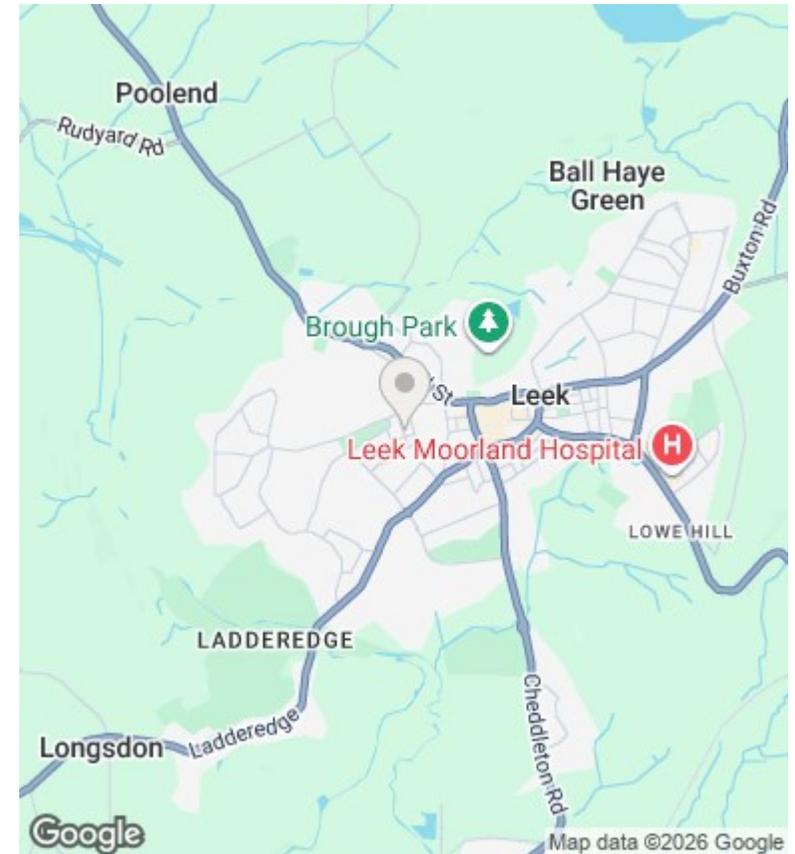
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 02025



## Directions

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

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	