



18 The Walks, Leek, Staffordshire, ST13 8BY

Offers In Excess Of £200,000

- Immaculately presented two bedroom semi detached home
- Utility and cloakroom
- Low maintenance well stocked rear garden
- 17ft Upvc double glazed conservatory
- Quality bathroom suite with Jacuzzi style bath and shower
- Timber summer house and shed
- Contemporary high gloss kitchen with integral appliances
- Driveway
- Worcester gas fired boiler

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Whittaker & Biggs would like to welcome you to this delightful semi-detached house, offering a perfect blend of character and comfort. With its older architecture, the property exudes a sense of history and warmth, making it an inviting home for potential buyers or renters.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The two well-proportioned bedrooms offer a peaceful retreat, ideal for restful nights and personal sanctuary.

Completing the accommodation is a conveniently located bathroom, designed for both functionality and comfort. The layout of the property is practical, ensuring that every corner is utilised effectively.



Council Tax Band: B



Entrance Hallway

UPVC double glazed door to the front elevation, radiator, staircase to first floor.

Living Room

11'10" plus bay x 15'1" max measurement

UPVC double glazed bay window to the front elevation, radiator, wood mantle, understairs storage cupboard with UPVC double glazed window to the side elevation.

Breakfast Kitchen

13'1" x 9'6" max measurements

Range of high gloss units fitted to base and eye level, integrated microwave, integrated fan electric oven, four ring stainless steel gas hob, stainless steel extractor above, integral dishwasher, breakfast bar, radiator.

Utility

4'9" x 4'5"

Plumbing for washing machine, space for freestanding fridge/freezer, wall mounted units.

Cloakroom

Lower level WC, pedestal wash hand basin, storage cupboard, tiled splashbacks.

Conservatory

17'5" x 7'8"

Being of UPVC double glazed construction, patio door to the rear elevation,

pedestrian door to the side elevation, two radiators, lighting, underfloor heating.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One

18'8" x 10'11" max measurement into wardrobe

Two UPVC double glazed windows to the front elevation, built in wardrobes, radiator.

Bedroom Two

10'9" x 9'3"

UPVC double glazed window to the rear elevation, radiator.

Bathroom

8'7" x 7'4"

Pedestal wash hand basin, corner shower cubicle with integral chrome fitment, Jacuzzi style bath with traditional chrome mixer tap, lower level WC, radiator, UPVC double glazed window to the rear elevation, cupboard housing Worcester gas fired central heating boiler, tiled, inset downlights.

Outside

Externally to the front is a gravel driveway, path to the side elevation which is gated, hedged and fenced boundary.

Rear Garden

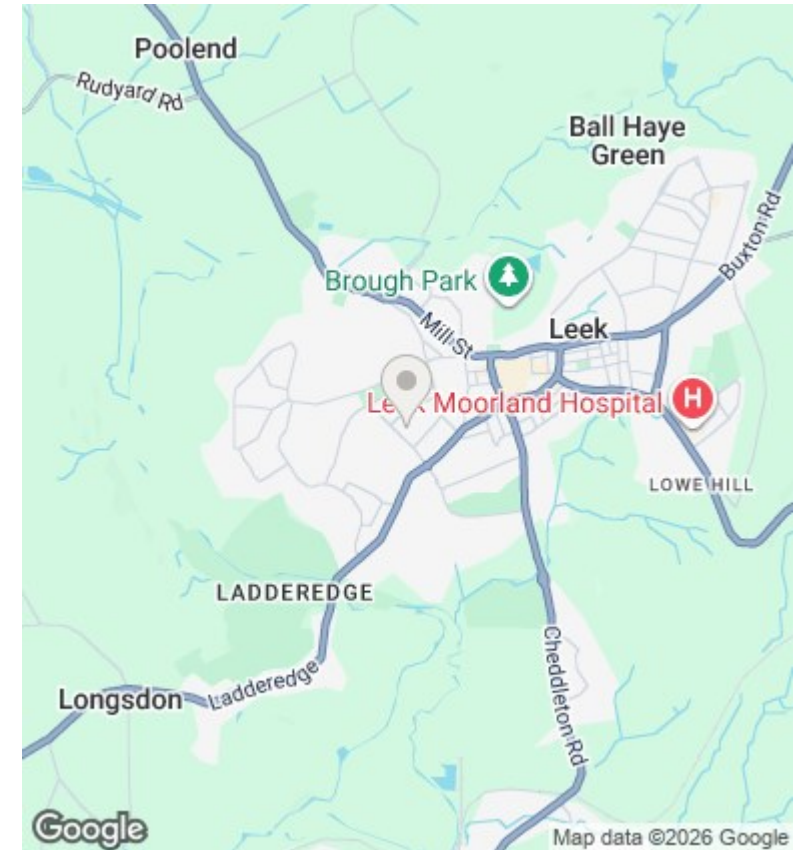
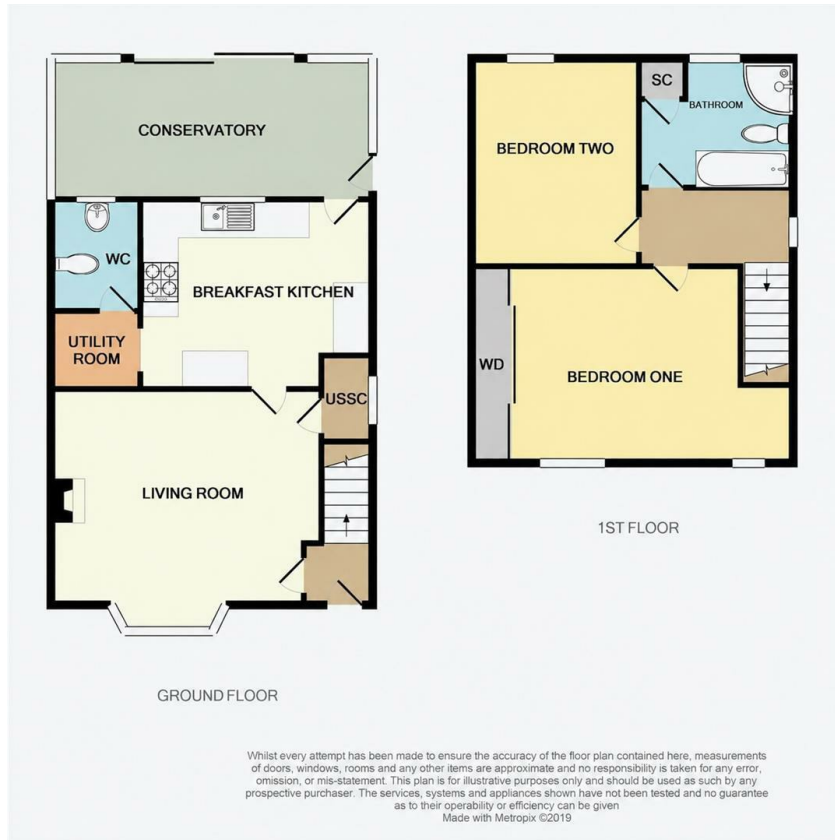
Patio area laid to stone, tiered garden with well stocked borders, hedged boundaries, gravel area, summer house and shed.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

From our Derby Street, Leek, offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. Follow this road for a short distance and at the main roundabout turn right into Burton Street. Follow this road for a short distance taking the second right into The Walks, being a cobbled single track road, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale'

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)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	