



## 44 Southbank Street, Leek, ST13 5LN

Offers In The Region Of £172,000

- Three bedroom terrace home
- Breakfast kitchen with island
- Walking distance of town
- Well presented throughout with accommodation over four floors
- First floor bathroom
- Versatile layout
- Two reception rooms
- Low maintenance rear garden
- Well proportioned bedrooms



# 44 Southbank Street, Leek ST13 5LN

Nestled in the charming area of Southbank Street, Leek, Staffordshire Moorlands, this delightful three-bedroom terraced home offers a perfect blend of comfort and convenience. The property is well presented throughout, showcasing a versatile layout that spans four floors, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway that leads to the living room and breakfast kitchen, perfect for entertaining guests or enjoying quiet evenings at home. The spacious breakfast kitchen, complete with a central island, is a highlight of the home, providing an excellent space for culinary creativity and family gatherings.



Council Tax Band: A



### **Hallway**

Composite door to the front elevation, Upvc double glazed window above, radiator, coving, stairs to the first floor.

### **Living Room**

11'9" x 10'6"

Upvc double glazed window to the front elevation, dado rail, coving, ceiling rose, feature fireplace, built in cupboard.

### **Breakfast Kitchen**

13'6" x 11'4"

Range of fitted units to the base and eye level, Upvc double glazed window to the rear elevation, stainless steel one and a half sink with drainer, chrome mixer tap, electric cooker, space for a freestanding American style fridge/freezer, breakfast bar, radiator, wall mounted glow-worm gas fired central heating boiler, bi-fold door down to lower ground floor level.

### **Lower Ground Floor**

#### **Sitting Room**

13'9" x 12'7" max measurements

Quarry tiled floor, Upvc double glazed window and door to the rear, access to the garden, under stairs storage.

### **First Floor**

#### **Landing**

Upvc double glazed window to the rear, radiator, stairs to the first floor.

### **Bedroom One**

14'0" into wardrobe x 11'8"

Built in wardrobes, Upvc double glazed window to the front, radiator, cornicing, ceiling rows.

### **Bedroom Two**

8'3" x 7'3" max measurements

Upvc double glazed window to the rear, radiator.

### **Bathroom**

7'4" x 5'1"

Panel bath, chrome mixer tap, shower attachment, pedestal wash hand basin, low level WC, radiator, fully tiled with an extractor.

### **Second Floor**

#### **Loft Room/Bedroom Three**

13'9" x 12'7"

Upvc double glazed window to the front, eaves storage and a radiator.

### **Externally**

Walled forecourt to the front.

Rear garden - paved, walled boundary, gated access to the rear, timber sheds.





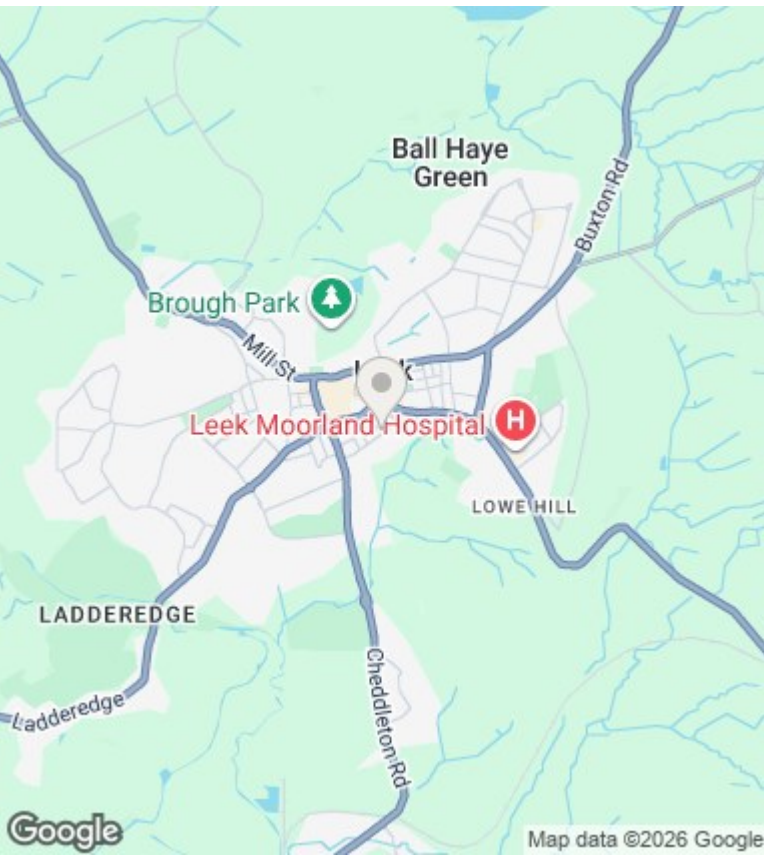






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Viewings

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

## Council Tax Band

A

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