



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



59 Livingstone Street, Leek, ST13 5JU

Offers In The Region Of £120,000

A Two-bedroom terraced house presents an excellent opportunity for first-time buyers and investors alike. Briefly comprising Living Room and Kitchen to the ground floor and two bedrooms and bathroom to the first floor, the property is ideal for a small family or as a rental property. The house benefits from modern UPVC double glazing and gas central heating. With enclosed flagged patio area, providing a private outdoor space.

Situated close to Leek town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, making it a convenient location for everyday living.

This terraced house is a fantastic choice for those looking to enter the property market or expand their investment portfolio with it's prime location, it is sure to attract interest.

Viewing is Recommended.



Situation

The property is ideally located for Leek's town centre and is within easy walking distance to many local amenities such as schools, shops churches, public transport and public houses.

Directions

From our Leek office proceed out of the town on the A523 Ashbourne Road taking the first turning right into Moorhouse Street, take the first turning right into Talbot Street and first right onto Livingstone Street the property is situated towards the end on the left hand side identifiable by our 'FOR SALE' board.

Accommodation Comprises

A uPVC front entrance door with obscured glazing leads into:

Living Room 11'10" x 10'11" (3.616 x 3.326)



With a uPVC double glazed window to front aspect, radiator, living flame gas fire set on tiled hearth with timber surround, built in meter cupboard.

Inner Hall

With under stairs storage cupboard with light point.

Kitchen 11'11" x 11'10" (3.637 x 3.618)



The kitchen offers a uPVC double glazed window

and door to the rear aspect, a range of base cupboards with work tops over and matching wall mounted cupboards, inset stainless steel sink and drainer with mixer tap, wall mounted Baxi combination boiler, integrated oven with extractor hood above and radiator.

Stairs to First Floor Landing

With fitted carpet and ceiling light point.

Bedroom One 10'11" x 11'11" (3.33 x 3.65)



With uPVC double glazed window to front aspect, original fireplace, fitted carpet and radiator.

Bedroom Two 6'6" x 11'10" (2.00 x 3.61)



With uPVC double glazed window to rear aspect, original fireplace, storage area, fitted carpet and radiator.



Services

We believe all mains services are connected.

Viewings

By prior arrangement through Graham Watkins & Co.

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.

Bathroom 7'5" x 5'1 (2.26m x 1.55m)



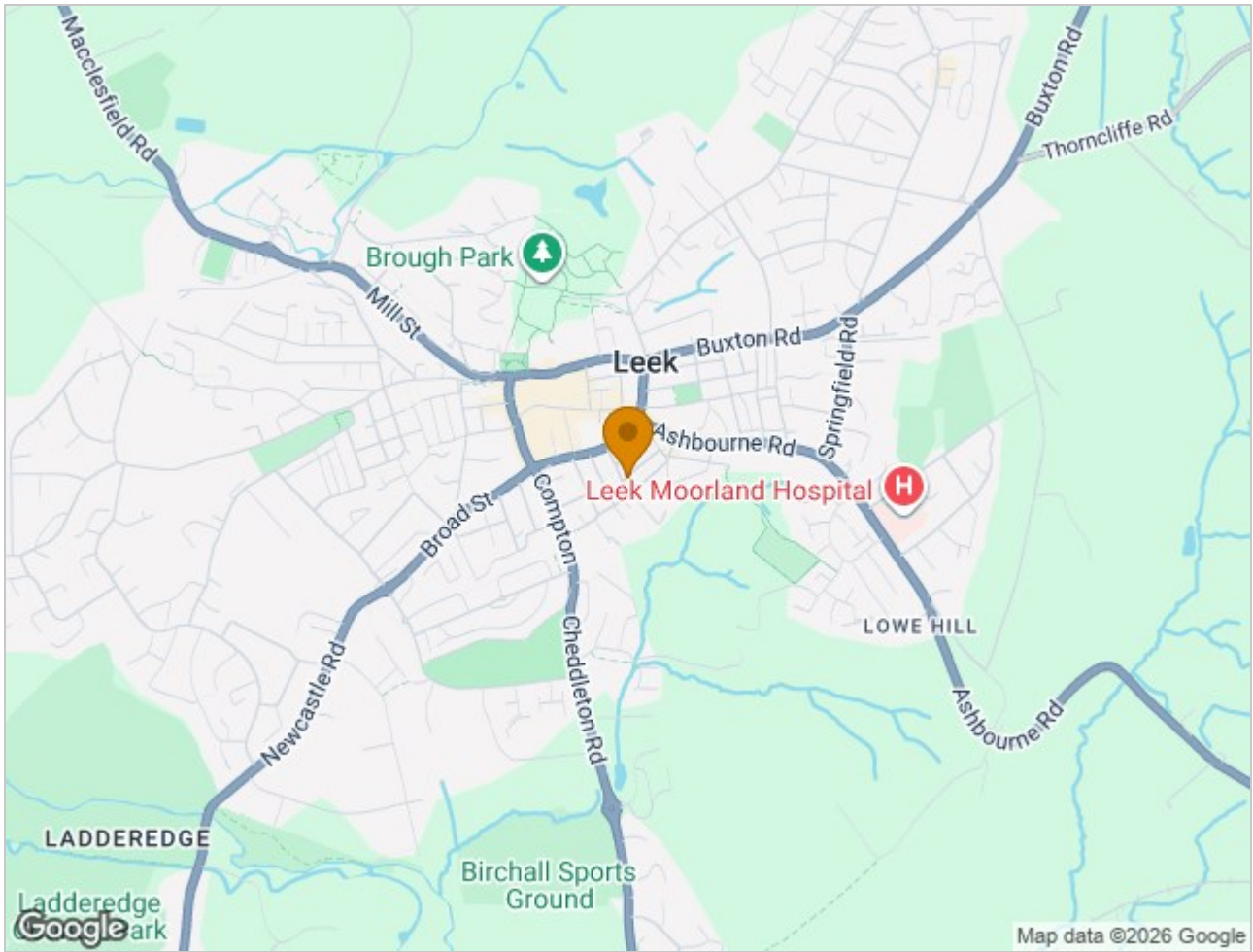
The bathroom has inset ceiling spotlights, uPVC obscured double glazed window to rear aspect, bath with telephone style shower attachment, low level lavatory, pedestal wash hand basin and radiator.

Outside

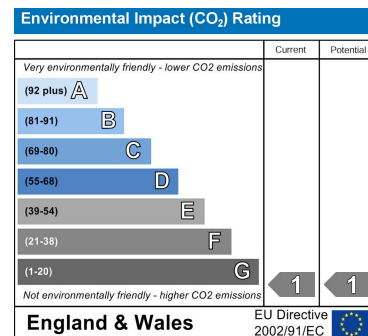
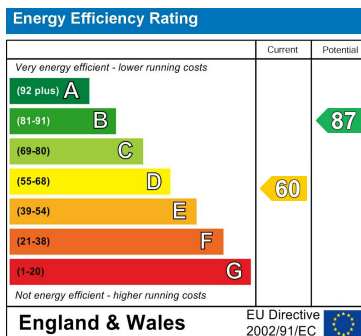


Externally the property has an enclosed rear yard with flagged patio area and an outhouse with cold water tap and gated access to the rear.

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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