



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**14 Weston Street, Leek, ST13 6EP**

**Offers In The Region Of £135,000**

An immaculately presented two bedroom home located on the edge of Leek's town centre. The property has been well maintained throughout and is finished to a high standard. Offering a good sized living room, kitchen and bathroom to the ground floor and two bedrooms to the first floor. Externally, the property benefits from access to a shared garden space. Viewing is highly recommended.



### Directions

If travelling from our Leek office on Derby Street, turn left and take the A523 Ball Haye Street. At the four-way lights, turn right onto Buxton Road. After approximately 0.3 miles, turn left onto Weston Street and the property will be found on the right hand side, indicated by our 'For Sale' board.

### Accommodation Comprises:

A front entrance door leads into the living room.

### Living Room 11'9" x 11'11" max (3.59 x 3.64 max)



Fitted carpet, window to the front aspect, fireplace including an electric fire and built-in cupboard.



### Kitchen 8'0" x 6'9" max (2.45 x 2.08 max)



With tiled floor, window to the rear aspect, stainless steel sink unit with drainer unit, base cupboards with work tops over, wall mounted mains boiler, plumbing for a washing machine.



### Bathroom 7'2" x 5'6" max (2.20 x 1.68 max)



With tiled floor, part tiled walls, extractor fan, wall mounted towel rail, low level lavatory, pedestal wash hand basin, bath with shower figment over.



Stairs to First Floor Landing  
With fitted carpet

Bedroom One 12'0" x 11'10" (3.67 x 3.63)



With fitted carpet, UPVC window to the front aspect and radiator.



Bedroom Two 11'10" x 6'10" max (3.61 x 2.10 max)



With carpet, UPVC window to the rear aspect, radiator and built-in wardrobes.



Outside



To the rear of the property is a back yard with shared access together with a small outbuilding (former WC).

Viewings

By prior arrangement through Graham Watkins & Co.

### Services

We believe all mains services are connected, with pre-pay meters.

### 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.

### Local Authority

The local authority is Staffordshire Moorlands District Council and Staffordshire County Council

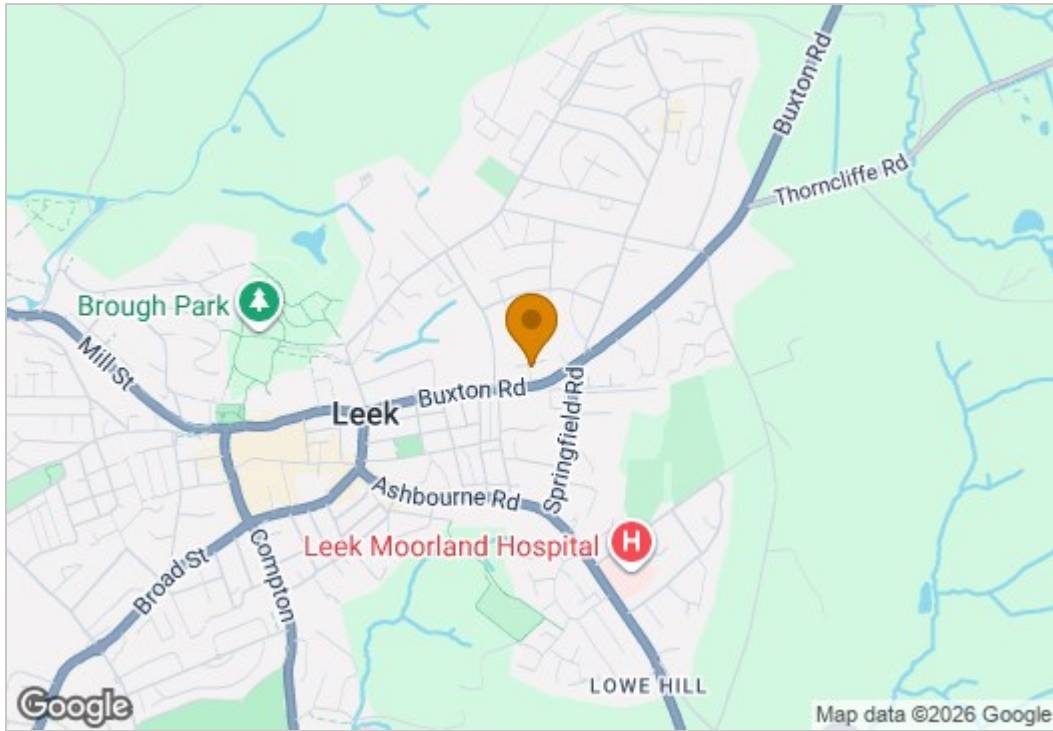
### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

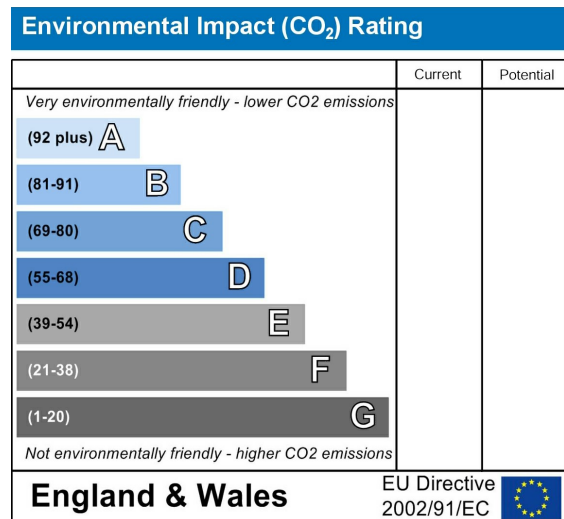
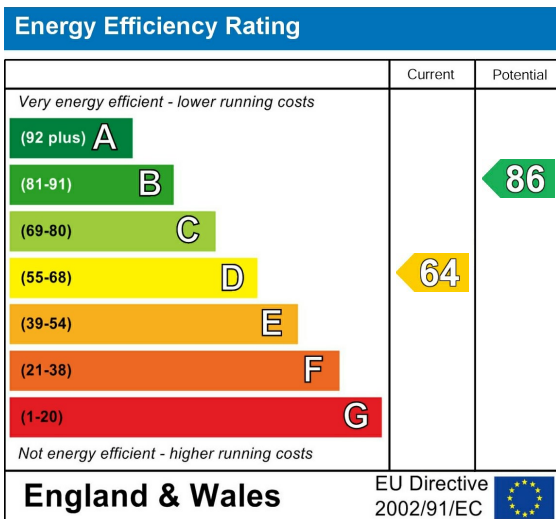
### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

## 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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