



WALLBROOK HOUSE
Caravan & Campsite in the Peak District
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Gaunt Street, Leek, ST13 8EB.
£135,000

Est. 1930
Whittaker & Biggs

Gaunt Street, Leek, ST13 8EB.

This deceptively spacious two-bedroom terrace home is ideally situated close to the town centre and nestled within a cul de sac location.

You're welcomed into this home via the living room, with feature electric fire, staircase to the first floor.

The dining kitchen is a generous space with room for a dining table and chairs, a good range of fitted units, electric oven and four ring gas hob. An inner hallway provides access to the rear garden and the contemporary bathroom suite, comprises of a L-shaped panel bath with shower over, low level WC and wash hand basin.

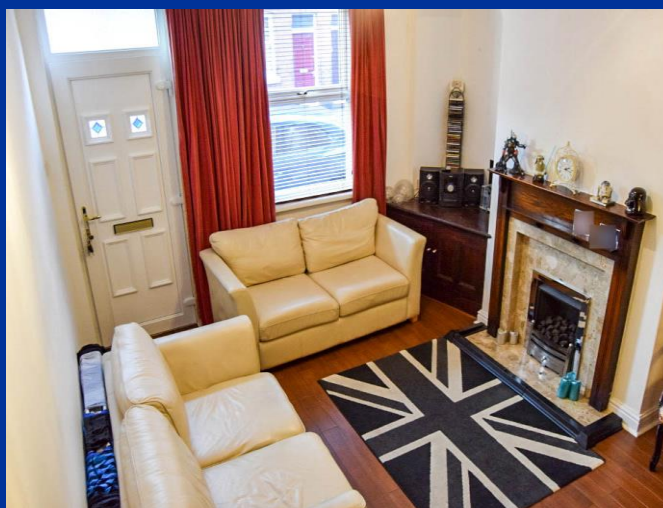
To the first floor are two double bedrooms, with bedroom one offering fitted wardrobes and bedroom two having a storage cupboard with access to the boarded loft.

Externally to the rear is a garden laid to gravel, fully enclosed with fenced boundaries and a timber shed.

A viewing is highly recommended to appreciate this homes location and spacious accommodation.

Situation

This home is ideally situated in a quiet cul-de-sac location in the West End of town. Great for walking into the town or to the Westwood Schools. Nearby supermarkets include, Sainsburys, Morrisons and Co-op.



Living Room 15' 8" x 11' 11" (4.77m x 3.64m)

UPVC double glazed door and window to the front elevation, radiator, feature gas fireplace, marble hearth and surround, wooden mantel, staircase to the first floor, exposed timber beam, cornicing.

Kitchen / Dining Room 10' 4" x 11' 10" (3.15m x 3.61m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, stainless steel sink with drainer, chrome mixer tap, four ring gas hob, electric oven, plumbing for a washing machine, space for a free standing fridge freezer.

Rear Hallway

UPVC double glazed door to the side elevation.

Bathroom 8' 7" x 6' 6" (2.61m x 1.98m)

UPVC double glazed window to the side elevation, L-shaped bath with shower over, low level WC, wash hand basin.

First Floor

Bedroom One 12' 11" x 10' 9" (3.93m x 3.27m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

Bedroom Two 12' 0" x 10' 2" (3.65m x 3.11m)

UPVC double glazed window to the rear elevation, radiator, over stair storage cupboard.

Exteranlly

To the rear, low maintaince yard.



Note:
Council Tax Band: A

EPC Rating: E

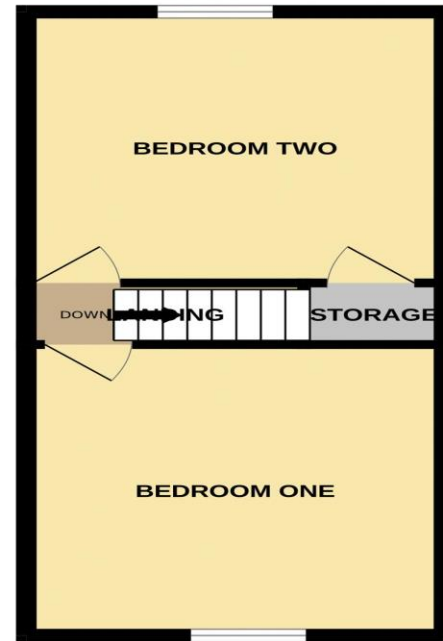
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



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

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn left on to Stockwell Street. Follow this road passing the old church on the right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance taking the second right into Garden Street then first left into Nunn Street and first left into Gaunt Street where the property is then situated on the left hand side.

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