



Wellington Street, Leek, ST13 5EH.
Offers in the Region Of £125,000

Whittaker ^{Est. 1930}
& Biggs

Wellington Street, Leek, ST13 5EH.

This three bedroom terraced home is deceptively spacious, having two reception rooms, three bedrooms and being conveniently located within walking distance of the town centre and its amenities.

You're welcomed into the property to the dining room, moving through into the living room there is an understairs storage cupboard, access to the first floor and kitchen. The kitchen has a range of units fitted to the base and eye level, stainless steel double sink with mixer spray tap, gas hob and integral cooker, space and plumbing for a washing machine and access to the rear yard and bathroom. The bathroom has a panel bath, vanity sink unit and low level WC.

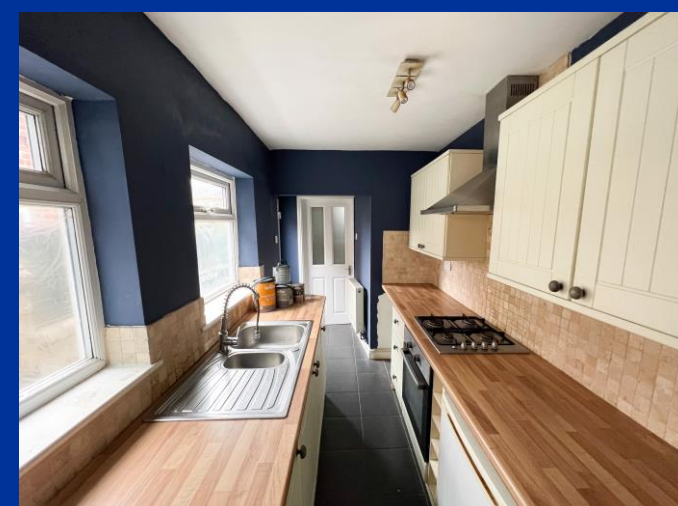
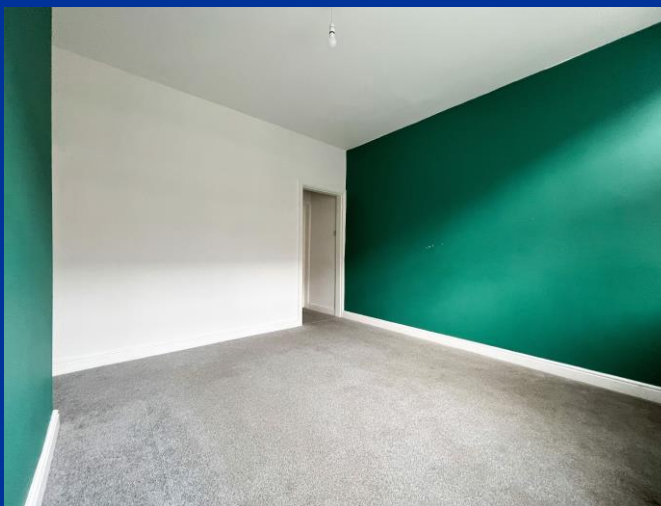
To the first floor are three bedrooms, two having storage cupboards. Bedroom three is accessed through bedroom two and houses the gas fired boiler.

Externally to the rear is a flagged garden.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, layout and potential.

Situation

Located within walking distance of Leek town centre, being a popular residential street. Offering good commuting links out of the town into Cheshire, Derbyshire and towards The Potteries. Within the catchment for all Leek Schools.



Ground Floor

Dining Room 11' 5" x 11' 3" (3.49m x 3.44m)

UPVC double glazed front door, wood double glazed window to the frontage, boxed meter, chimney breast, radiator.

Living Room 12' 8" x 11' 7" (3.86m x 3.52m)

UPVC double glazed window to the rear, radiator, chimney breast, access to the first floor, arch way into the kitchen.

Kitchen 9' 11" x 5' 11" (3.03m x 1.81m)

2 x UPVC double glazed windows to the side aspect, range of units to the base and eye level, four ring gas hob, integral electric oven, extractor hood, stainless steel double sink, chrome mixer spray tap, space and plumbing for a washing machine, radiator, UPVC double glazed door to the side aspect.

Bathroom 8' 0" x 5' 10" (2.43m x 1.77m)

UPVC double glazed window to the rear, panel bath, chrome drencher shower, hand held shower attachment, chrome mixer tap, heated towel rail, vanity wash hand basin, low level WC, part tiled.

First Floor

Bedroom One 11' 5" x 11' 4" (3.48m x 3.46m)

UPVC double glazed window to the frontage, storage cupboard, radiator.

Bedroom Two 12' 10" x 11' 7" (3.90m x 3.52m)

UPVC double glazed window to the rear, radiator, access to bedroom three.

Bedroom Three 10' 2" x 6' 0" (3.10m x 1.83m)

UPVC double glazed window to the rear, storage cupboard housing a Glow Worm boiler, radiator.

Externally

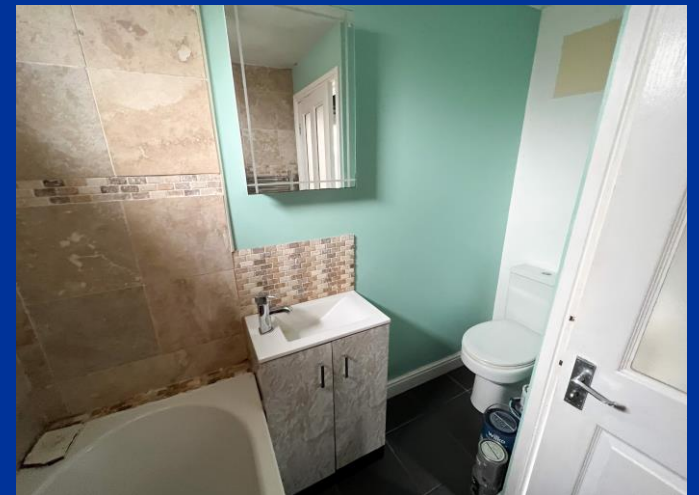
Flagged garden, fence boundary, gated access via neighbours property.



Note:
Council Tax Band: A

EPC Rating: D

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, office proceed to the roundabout turning left into Ball Haye Street, follow this road and at the traffic lights turn left into Stockwell Street, follow this road and after passing the old church on the right hand side, take the left hand fork into West Street. Follow this road taking the third turning left into Picton Street and then the first left into Waterloo Street at the T junction turn right into Wellington Street where the property is situated on the left hand side, identified by the Whittaker & Biggs board.

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