



Gaunt Street, Leek, ST13 8EB.
Offers in the Region Of £145,000

Est. 1930
**Whittaker
& Biggs**

Gaunt Street, Leek, ST13 8EB.

This two bedroom mid terrace home is immaculately presented throughout and is nestled within a quiet cul de sac, towards the West End of town. The property has the added and rare benefit of a garage located to the rear, ideal for storage. The kitchen and shower room have a contemporary/quality finish and both bedrooms are of good proportions.

You're welcomed into the property via the living room with feature fireplace. The kitchen has a good range of high gloss units to the base and eye level, integrated appliances which includes fridge/freezer, dishwasher, double oven, four ring ceramic hob and extractor over. The rear porch provides access to the yard and to the shower room which incorporates shower enclosure, built in cistern and vanity wash hand basin. Two double bedrooms are located to the first floor.

Externally to the rear is a garage, having up and over door, space and plumbing for a washing machine/dryer and houses the gas fired boiler.

A viewing is highly recommended to appreciate this homes location, excellent condition and garage to the rear.

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 12' 10" x 11' 9" (3.92m x 3.58m)

UPVC double glazed sash window to the front elevation, composite door to the front elevation, cupboard housing meters, gas fire set on tiled hearth, surround and marble mantle, radiator.

Kitchen 11' 9" x 10' 0" (3.58m x 3.06m)

UPVC double glazed sash window to the side elevation, granite worksurfaces, range of fitted units to the base and eye level, integral dishwasher, electric fan assisted oven, four ring ceramic hob, extractor fan, one and half bowl sink unit with mixer tap, tiled splashback, integral fridge and freezer, understairs storage cupboard with fixed shelving, wall mounted radiator, underfloor heating.

Rear Porch

UPVC double glazed door and window to the side elevation, radiator, underfloor heating.

Shower Room 5' 0" x 8' 5" (1.52m x 2.56m)

Fully tiled, wall mounted sink, lower level WC with push flush, UPVC double glazed window to the rear elevation, chrome heated ladder radiator, shower cubicle with chrome shower fitment.

First Floor

Landing

Loft access.

Bedroom One 12' 10" x 11' 9" (3.92m x 3.59m)

UPVC double glazed sash window to the front elevation, radiator, ornamental fireplace, cupboard with clothes rail.

Bedroom Two 10' 3" x 11' 9" (3.12m x 3.57m)

UPVC double glazed sash window to the rear elevation, radiator, cupboard with clothes rail.

Externally

To the rear is gated access to the communal alleyway, brick surround, flagged patio area.

Garage 8' 4" x 14' 2" (2.53m x 4.31m)

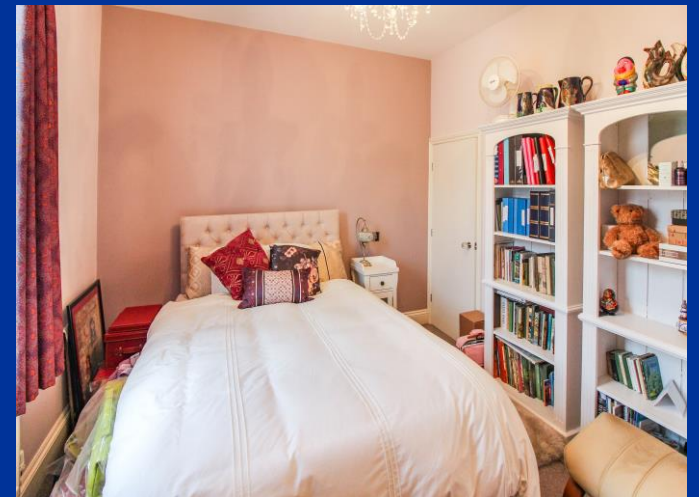
Up and over door, car pit, door and window to the side elevation, space for freezer, space for fryer, Worcester Bosch combi boiler, plumbing for washing machine.



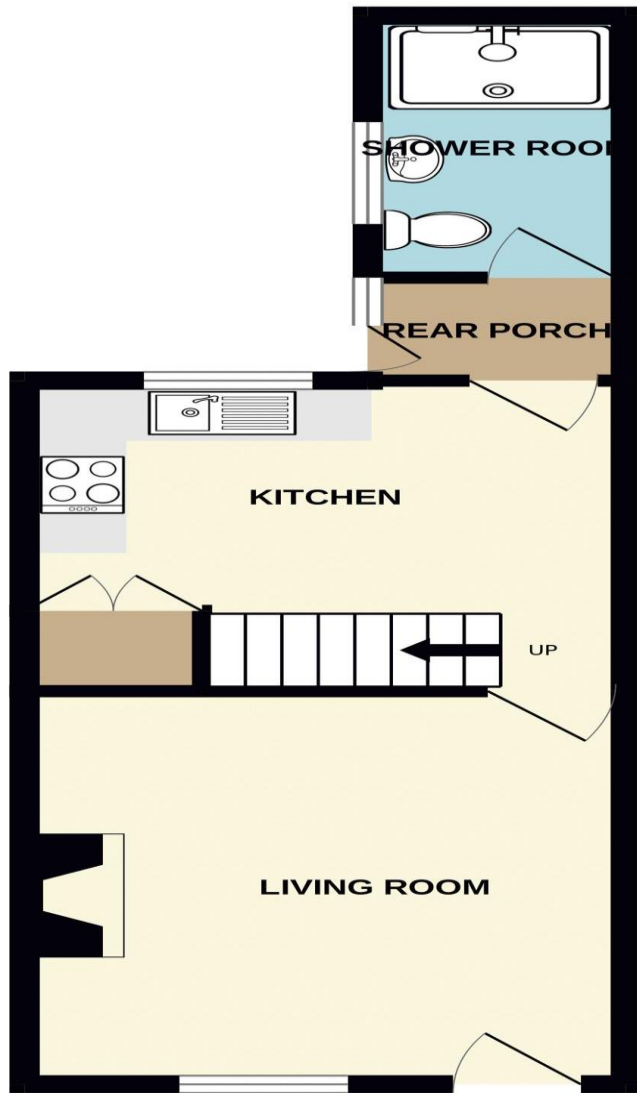
Note:
Council Tax Band: A

EPC Rating:

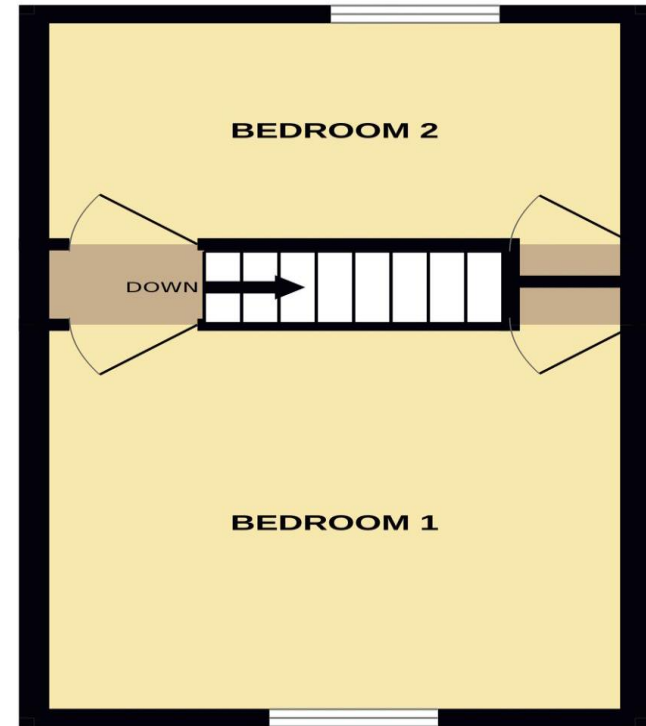
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR





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, identifiable by a Whittaker & Biggs 'For Sale' board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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