



Beggars Lane, Leek, ST13 8JP.
OIRO £250,000

Whittaker Est. 1930
& Biggs

Beggars Lane,

Leek, ST13 8JP.

This three bedroom semi detached family home is nestled within a substantial plot, having a spacious driveway/garden to the frontage and impressive private garden to the rear.

The property is conveniently located within walking distance of St Edward's Church of England Academy and Woodcroft Academy, with Westwood College also within close proximity.

The accommodation is offered via a split-level layout, with the kitchen located on the lower level, and the living room, bathroom and bedrooms on upper levels.

You're welcomed into the property via an entrance porch, then through to the hallway.

The kitchen has a good range of units fitted to the base and eye level, space for a cooker, space for a free-standing fridge-freezer and breakfast table. The living room is a light and airy space, having French doors onto the rear garden and access to the upper levels.

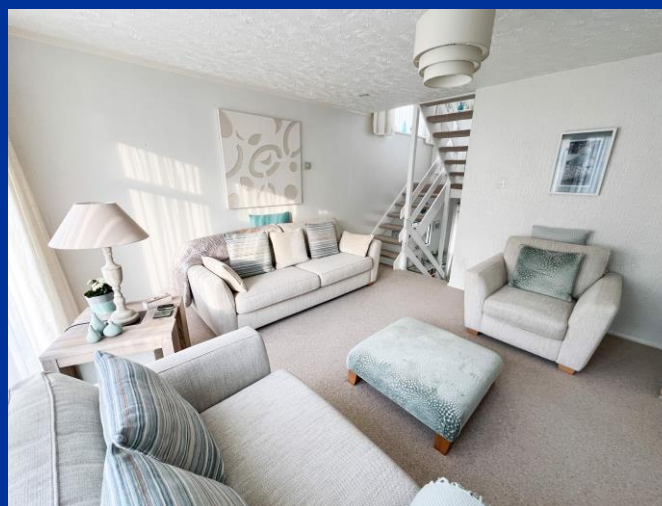
The family bathroom is comprised of a panel bath, low level WC and pedestal wash hand basin.

All three bedrooms are of good proportions and are located over two levels.

Externally to the frontage is a tarmac driveway providing access to the garage and a lawn area which has well stocked borders.

The rear garden is laid to lawn, is well stocked with hedged and fenced boundaries.

A viewing is highly recommended to appreciate this home's location, plot size and further potential.



Porch

Upvc double glazed door to the frontage, Upvc double glazed window to the frontage, electric meters.

Hallway

Wood glazed door to the front elevation, wood double glazed window to the front elevation, stairs to the living room, glazed panel into kitchen.

Kitchen 12' 10" x 8' 4" (3.92m x 2.55m)

Upvc double glazed window to the front elevation, range of fitted units to the base and eye level, space for a free standing cooker, space for a free standing fridge, freezer, storage cupboard, ceramic white sink with chrome mixer tap, space and plumbing for a washing machine, space for a breakfast table, storage cupboard.

Upper Level

Living Room 14' 4" x 12' 4" (4.38m x 3.77m)

Upvc double glazed French doors to the rear, Upvc double glazed windows to the rear, living flame gas fire. Stairs to an upper level.

Upper Level

Landing

Electric radiator, Upvc double glazed window to side aspect.

Bedroom One 13' 3" x 8' 5" (4.03m x 2.57m)

Upvc double glazed window to the frontage.

Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Upvc double glazed window to the frontage, panel bath with chrome taps, pedestal wash hand basin with chrome taps, low level WC, fully tiled.

Upper Level

Landing

Cupboard housing immersion heated tank.

Bedroom Two 12' 8" x 7' 8" (3.85m x 2.33m)

Upvc double glazed window to the rear, access to loft.

Bedroom Three 9' 9" x 6' 9" (2.97m x 2.05m)

Upvc double glazed window to the rear.

Externally

To the front, tarmacadam driveway, area laid to lawn, well stocked borders. To the rear, areas laid to lawn, well stocked borders, fenced and hedged boundary, flagged patio.

Garage

Up and over door.



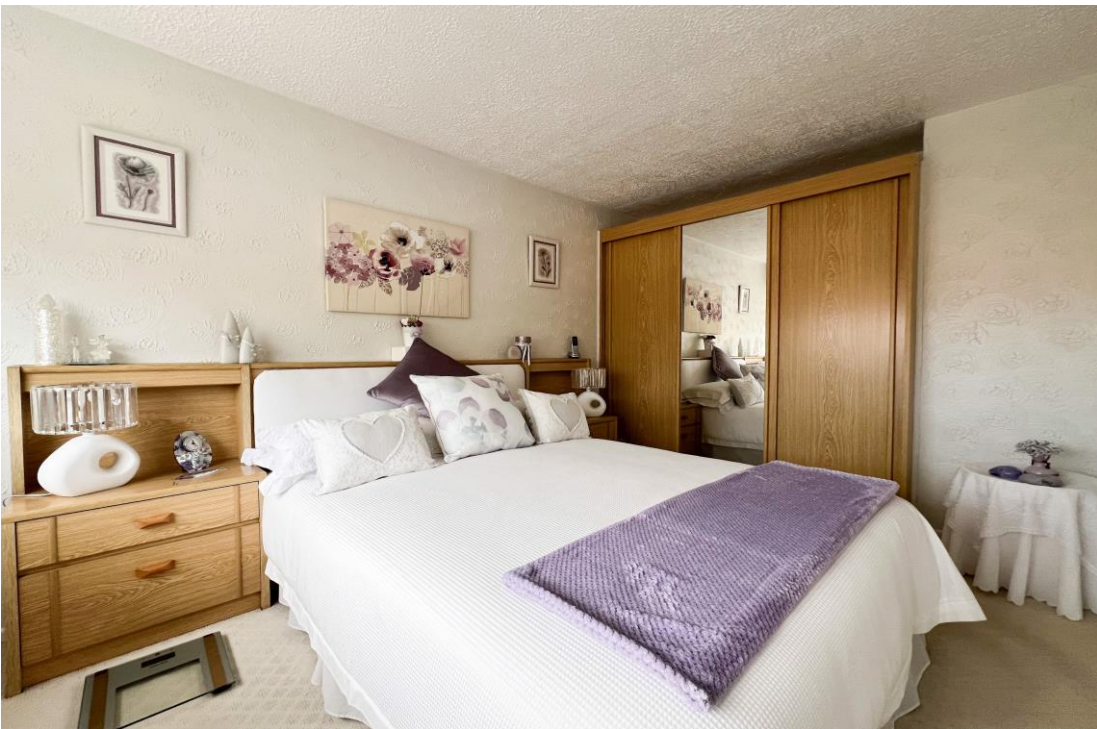
Note:

Council Tax Band: C

EPC Rating: E

Tenure: believed to be Freehold



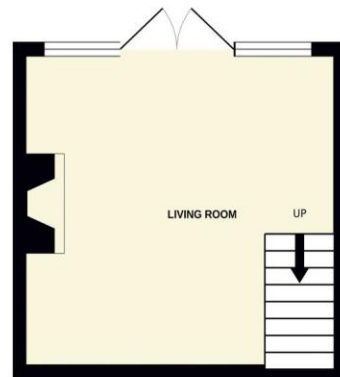




GROUND FLOOR



UPPER LEVEL 1



UPPER LEVEL 2



UPPER LEVEL 3



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 into Stockwell Street. Follow this road passing the old church on the right hand side, as the road forks take the left hand fork into West Street. Following this road for a short distance take the third left into Spring Gardens. Continue along this road which then becomes Beggars Lane where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Situation

Situated to the West End of town, just a short walk away from Woodcroft First School and St. Edwards Academy. The busy market town of Leek is only a short distance away, offering many traditional shops, public houses, antique shops and supermarkets.

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