



West Street, Leek, ST13 8AW.
Offers in the Region Of £135,000

Whittaker Est. 1930
& Biggs

West Street, Leek, ST13 8AW

This deceptively spacious three-bedroom terrace home is conveniently located a short distance from the town centre and boasts accommodation over three floors. The property has two reception rooms, well equipped kitchen/bathroom, three well proportioned bedrooms and enclosed yard to the rear.

You're welcomed into the property via the hallway, laid to minton tiles. The living and dining room flow into each other, with the dining room having a feature electric fireplace and stairs to the first floor. The kitchen is located to the rear of the property, having a good range of fitted units to the base and eye level, access to the yard, electric cooker point, space for a washing machine/slim line dishwasher and sink unit. The bathroom comprises of a panel bath with mixer tap, low level WC and pedestal wash hand basin.

To the first floor are two bedrooms, storage on the landing, useful WC room and bedroom three houses a Worcester gas fired boiler. The second floor is accessed via a fixed staircase, with exposed brick chimney and Velux style window.

Externally to the rear is a low maintenance yard, gated access and brick outhouse. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, spacious accommodation and potential.

Situation

Situated within easy walking distance of the town centre, local amenities and schools. The property is ideal for a professional couple or young family looking for townhouse living whilst retaining some original features. The property is also within a short drive away of the Peak District National Park, ideal for recreational pursuits but also ideally situated for commuting into Derbyshire, Cheshire and surrounding towns.



Entrance Hallway

Minton tiled floor, UPVC double glazed window and door to the front elevation, radiator, cornicing.

Living Room 12' 0" x 11' 6" (3.65m x 3.50m) max measurements

Radiator, UPVC double glazed window to the front elevation, storage cupboard, wine rack, cornicing.

Dining Room 11' 11" x 15' 5" (3.63m x 4.70m) max measurements

UPVC double glazed window to the rear elevation, stairs to the first floor, electric fire, granite style hearth, wood style mantle.

Kitchen 10' 11" x 6' 10" (3.32m x 2.09m) max measurements

Range of fitted units to the base and eye level, electric cooker point, stainless steel sink with drainer, mixer tap, space and plumbing for washing machine, UPVC double glazed door and window to the side elevation, tiled, radiator, space for slimline dishwasher.

Bathroom 8' 2" x 6' 10" (2.50m x 2.09m)

Panel bath, low level WC, chrome mixer tap, pedestal wash hand basin, radiator, two UPVC double glazed windows to the side elevation, partly tiled.

First Floor

Landing

UPVC double glazed window to the rear elevation, two storage cupboards, WC off.

WC

Low level WC, wall mounted sink, radiator.

Bedroom Two 11' 6" x 8' 11" (3.50m x 2.72m) max measurements

UPVC double glazed window to the front elevation, radiator.

Bedroom Three 12' 1" x 9' 1" (3.68m x 2.76m) max measurements

UPVC double glazed window to the rear elevation, radiator, storage cupboard housing Worcester gas fired boiler.

Second Floor

Radiator, fixed staircase.

Bedroom One 15' 9" x 15' 3" (4.81m x 4.66m) max measurements

Radiator, exposed chimney breast, wood beams, Velux style window to the front elevation.

Externally

To the Rear: yard area laid to tarmac, gated access through to an alley, outhouse.



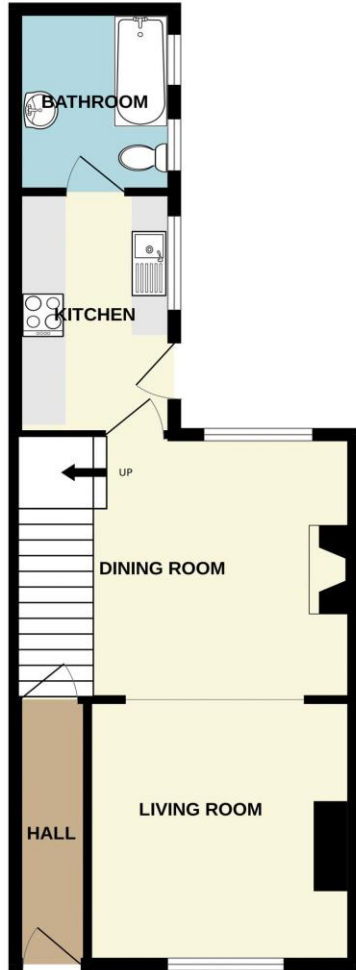
Note:
Council Tax Band: A

EPC Rating:

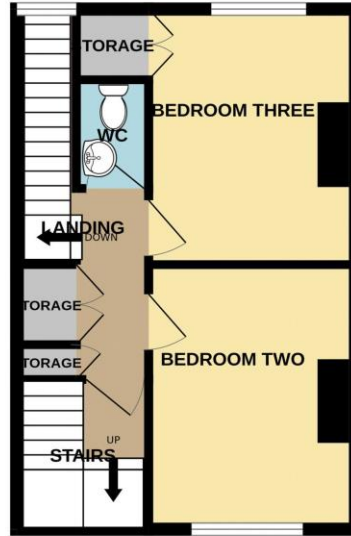
Tenure: believed to be Freehold



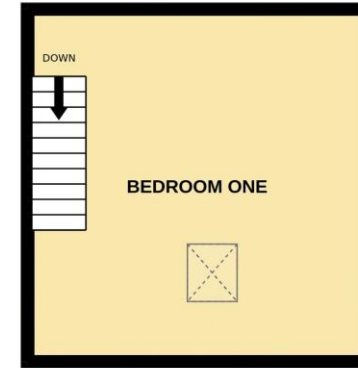
GROUND FLOOR



1ST FLOOR



2ND 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 turn into Ball Haye Street, at the traffic lights turn left into Stockwell Street, continue along this road passing the old church on your right hand side and as the road forks take the left hand fork into West Street. Follow this road for a short distance where the property can then be identified by Whittaker & Biggs 'For Sale' board on the left hand side.

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