



Macclesfield Road, Leek, ST13 8LD.

£125,000

Est. 1930
**Whittaker
& Biggs**

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This two bedroom terrace home is ideally situated on the outskirts of town and has an open aspect over neighbouring fields to the rear. The property needs cosmetic updating, but offers so much potential with an open plan living/dining room, well-proportioned kitchen/bathroom and two double bedrooms to the first floor. You're welcomed into the property via the living room, which opens through to the dining area. Located in the living room is a wall mounted gas fire with back boiler, shelved recess, understairs storage and access to the first floor. The kitchen has a good range of fitted units to the base and eye level, space and plumbing for a washing machine, dryer, fridge/freezer, cooker and access to the rear yard and bathroom. The bathroom is located to the rear of the property, having panel bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. To the first floor are two double bedrooms, with bedroom one having immersion heated tank. Externally to the frontage is a hedged/walled forecourt and to the rear a walled yard with gated access to an enclosed garden, mainly laid to lawn. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, garden and further potential.

Situation

Macclesfield Road is situated to the West End of the busy market town of Leek and within easy walking distance of Brough Park Leisure Centre, Sainsburys Supermarket, and Leek town centre. Easy commuting distance over to Macclesfield, Congleton, or the Motorway Network.



Living/Dining Room 19' 8" x 13' 10" (5.99m x 4.22m reducing to 3.29m)

double glazed window to the front elevation, radiator, recess with shelving, storage cupboard, wall mounted gas fire with back boiler, wood surround. Dining Area - Radiator, Upvc double glazed window to the rear, understairs storage, stairs to the first floor.

Kitchen 10' 0" x 7' 1" (3.05m x 2.16m)

Range of fitted units to the base and eye level, Upvc double glazed window and door to the side elevation, radiator, space for a free standing fridge freezer, partly tiled, space for a cooker, plumbing for a washing machine, space for a dryer.

Bathroom 7' 9" x 7' 1" (2.36m x 2.16m)

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

First Floor

Landing

Loft access.

Bedroom One 12' 1" x 11' 1" (3.69m x 3.39m)

Radiator, Upvc double glazed window to the front elevation, built in storage cupboard housing immersion heated tank, feature cast iron fireplace, wood surround.

Bedroom Two 10' 8" x 8' 6" (3.25m x 2.59m)

Radiator, Upvc double glazed window to the rear.

Externally

To the frontage is a hedged and walled forecourt. To the rear an enclosed yard having walled boundary with gated access and outside water tap. The rear garden is laid to lawn, patio, fenced and walled boundary.



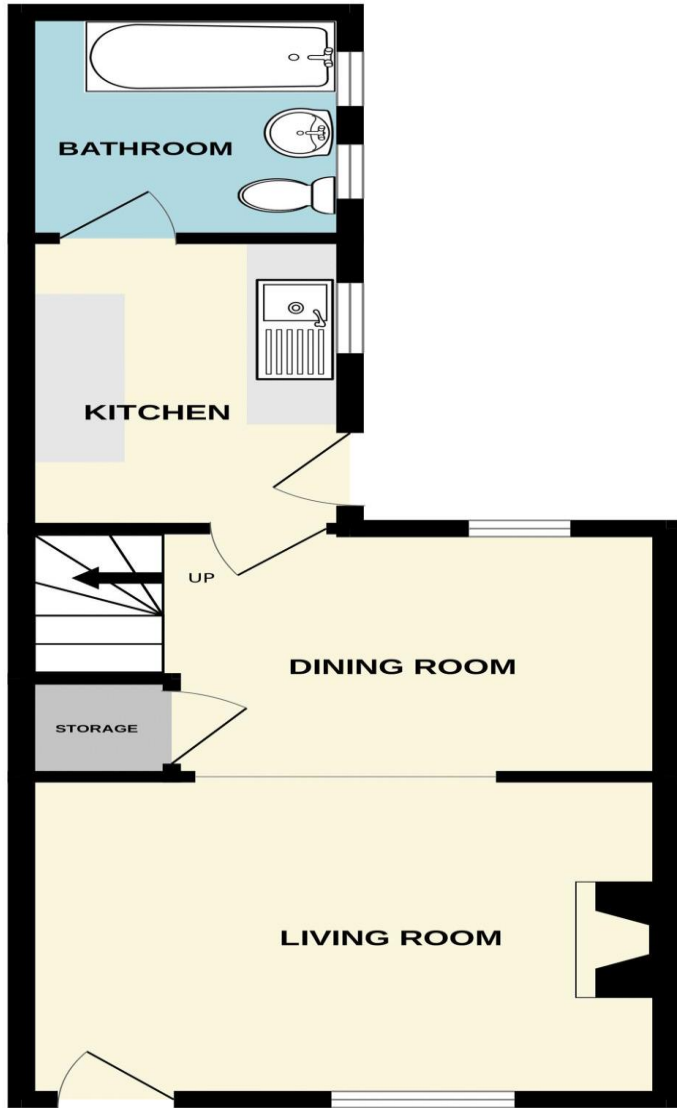
Note:
Council Tax Band: A

EPC Rating: TBC

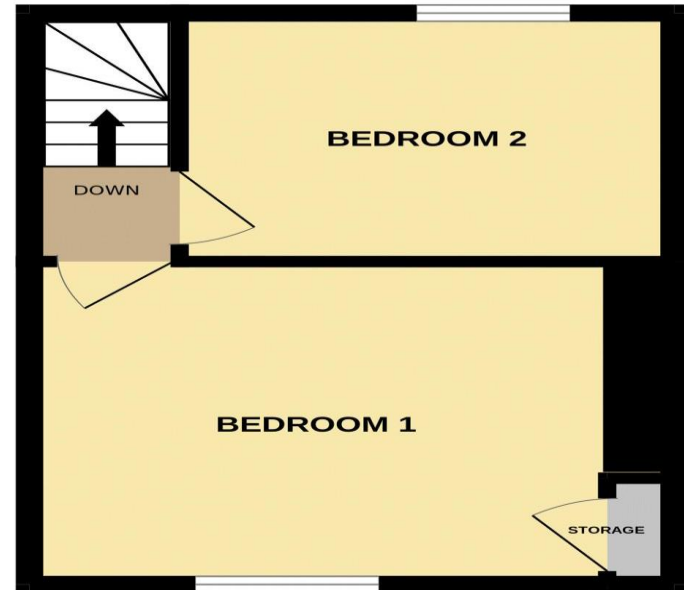
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR





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