



Wellington Street, Leek, ST13 5EH
OIRO £119,950



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This three bedroom terrace home is deceptively spacious, having two reception rooms, three well proportioned bedrooms and being conveniently located within walking distance of the town centre and its amenities. You're welcomed into the property via the entrance porch, then into the dining room with gas fire and cupboard. The living room has an understairs storage cupboard, gas fire, access to the first floor and kitchen. The kitchen has a range of units fitted to the base and eye level, stainless steel sink, gas cooker point, space and plumbing for a washing machine and access to the rear yard and bathroom. The bathroom has a panel bath, corner sink unit and low level WC. To the first floor are three bedrooms, two having fitted cupboards and bedroom three is accessed through bedroom two and houses the gas fired boiler. Externally to the rear is a yard and gated access to a garden area, laid to patio and well stocked. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes 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.



Entrance Porch

UPVC double glazed door to the front, glazed window to the side, glazed wooden door into the dining room.

Dining Room 11' 7" x 11' 4" (3.52m x 3.45m)

UPVC double glazed window to the front, radiator, gas fire on a tiled hearth surround, cupboard housing meters.

Living Room 15' 9" x 11' 4" (4.79m x 3.45m) max measurements

Under stairs storage cupboard, gas fire with tiled hearth surround mantle, UPVC double glazed window to the rear, built in cupboard.

Kitchen 8' 9" x 6' 0" (2.67m x 1.82m)

Range of fitted units to the base and eye level, gas cooker point, stainless steel sink with drainer, mixer tap, plumbing space for a washing machine, UPVC double glazed window to the side, partly tiled, glazed door to the rear garden,

Bathroom 4' 11" x 5' 10" (1.50m x 1.79m)

Panel bath, low level WC, corner wash hand basin, radiator, tiled, UPVC double glazed window to the side.

First Floor

Bedroom One 11' 7" x 11' 4" (3.52m x 3.45m)

Upvc double glazed window to the front elevation, built in wardrobe, built in cupboard, radiator.

Bedroom Two 12' 8" x 11' 4" (3.87m x 3.45m)

Upvc double glazed window to the rear, radiator, built in cupboard.

Bedroom Three 13' 4" x 6' 2" (4.06m x 1.87m)

Upvc double glazed window to the rear, wall mounted gas fired boiler, wall lights.

Externally

Cobbled yard, gated access to the garden, well stocked garden, path, fenced boundary.



Note:
Council Tax Band: A

EPC Rating: TBC

Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR





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 for a short distance and after passing the old church, as the road forks, take the left hand fork into West Street. Follow this road for a short distance taking the third turning left into Picton Street, the first left into Waterloo Street and at the 'T' junction turn left into Wellington Street where the property is situated on the left hand side identifiable by the agents for sale board.

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