



Junction Road, Leek, ST13 5QP.
OIRO £115,000

Whittaker ^{Est. 1930}
& Biggs

Junction Road,

Leek, ST13 5QP.

An ideal first time buyer property or buy to let investment. Located within close proximity to Leek Town centre the property comprises of accommodation over two floors having an entrance porch, living room, fitted kitchen and access to the first floor. To the first floor are two bedrooms and a bathroom. Externally a forecourt is positioned to the frontage. A viewing is highly recommended to appreciate this investment opportunity.

Situation

This home is situated to the West End of the town within walking distance of Schools. Leek town centre provides many traditional shops and supermarkets, being just a short stroll away or can be accessed via the public bus which serves all the local areas.

Note:

Council Tax Band: A

EPC Rating: E

Tenure: believed to be Leasehold



Porch

UPVC door and window to the front elevation.

Living Room 11' 6" x 11' 5" (3.50m x 3.49m) max measurement

UPVC double glazed window to front aspect. Inset glazed door to lounge. Radiator, electric fire set on tiled hearth with wooden surround and mantel over. Stairs leading to first floor. Inset glazed door leading into Kitchen.

Kitchen 12' 9" x 12' 0" (3.89m x 3.67m) max measurement

Range of units comprising of base cupboards and drawers with work surface over with matching wall cupboards. Stainless steel sink unit with chrome taps over and storage cupboards below. Tiled splashbacks, four ring built in electric hob and built in cooker. Storage cupboard housing the Potterton Performa 24 gas central heating boiler. UPVC double glazed window to the rear aspect. Double radiator.

First Floor

Bedroom One 12' 7" x 10' 6" (3.83m x 3.21m) max measurement

UPVC double glazed window to the side and rear aspect, loft access, radiator.

Bedroom Two 7' 11" x 6' 1" (2.42m x 1.86m)

UPVC double glazed window to side aspect, radiator.

Bathroom

White suite comprising bath with mixer tapes over incorporating shower attachment. Pedestal wash hand basin with chrome taps over. Low level W.C. UPVC frosted double glazed window to front aspect, radiator.

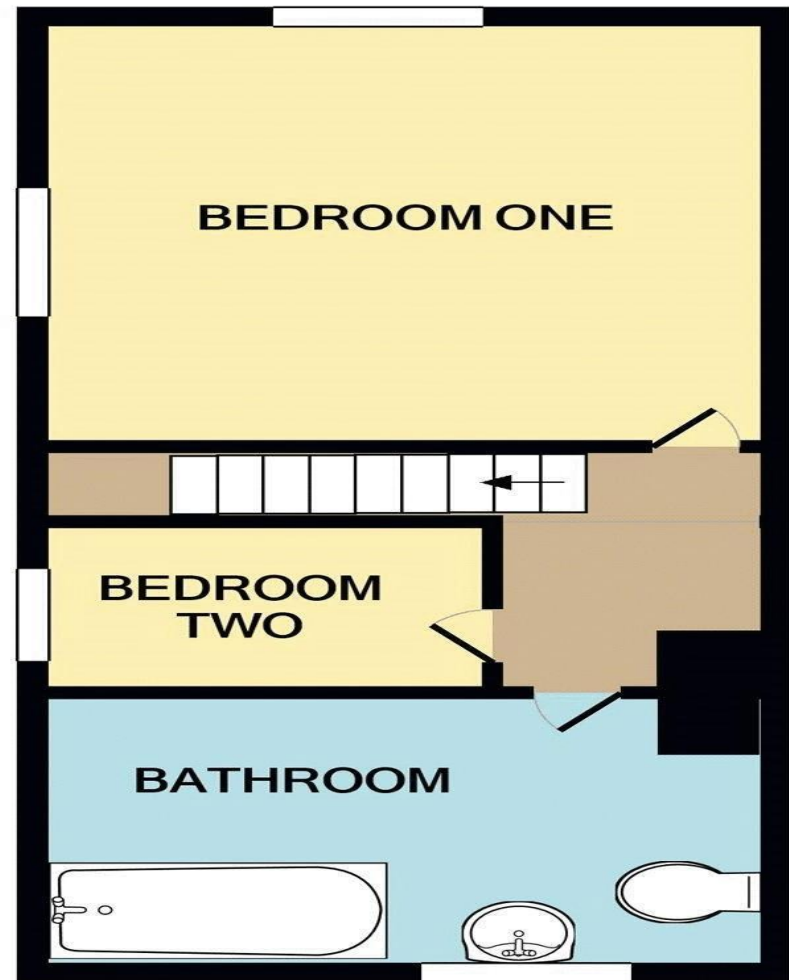
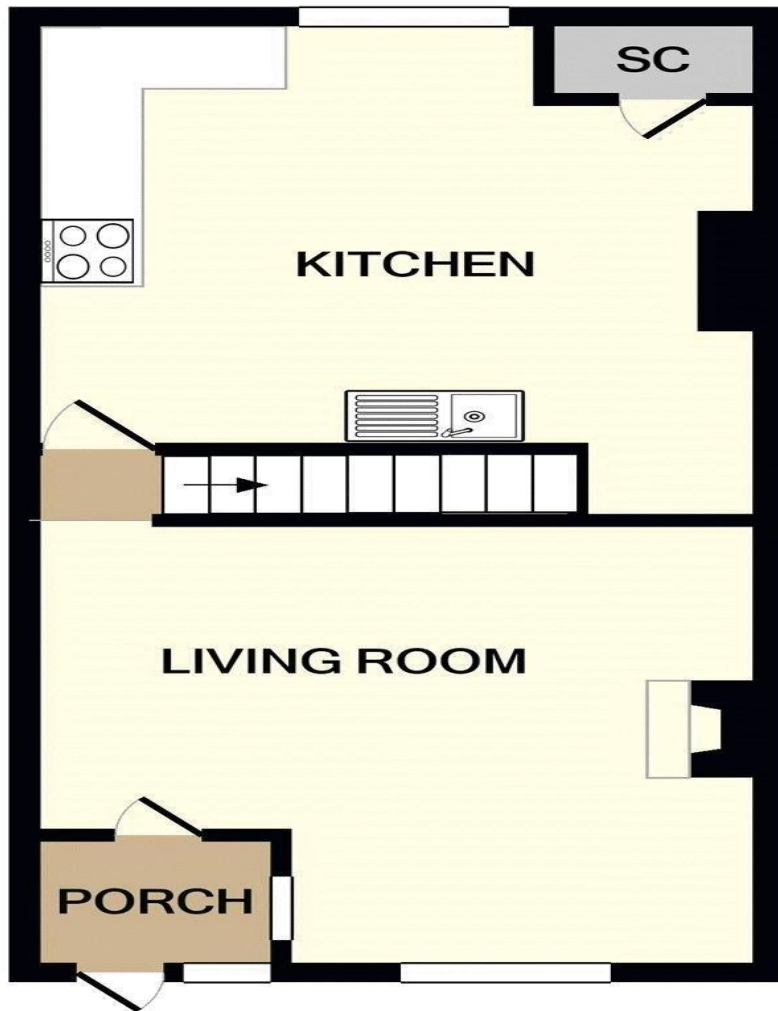
Rear Hallway

UPVC double glazed frosted door to the side elevation leading to gravel yard area.

Externally

Forecourt to frontage.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 to the roundabout turning right into Haywood Street. At the traffic lights proceed straight ahead into Broad Street. At the mini roundabout turn left into Junction Road where the property is located on the right hand side identifiable by the Agents "For Sale" Board.

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