



52 Livingstone Street, Leek, ST13 5JU

Price: £115,000

- Walking distance to the town centre
- Gas central heating / uPVC DG
- Lounge / Kitchen and Bathroom
- Two double bedrooms
- Close to local amenities
- Ideal for First Time Buyers / Investors
- No upward Chain

A well presented two bed property on the outskirts of the market town of Leek. Within walking distance of the town centre and all local amenities and benefitting from gas central heating and uPVC double glazing throughout. On the ground floor in the lounge, kitchen, an inner porch leading to the modern bathroom, with the two double bedrooms on the first floor.

Outside there is an enclosed rear yard with gated access leading to the street. Conveniently close to the market town centre, local amenities and Brough Park and Leisure Centre this is an ideal home for first time buyer and would also be a good investment for landlords.

The property is offered to the market with no upward chain. Viewing is recommended to appreciate the property on offer.

Description

Lounge: 12' 11" x 11' 11" (3.94m x 3.63m)

Feature fireplace surround on marble hearth. Built-in storage cupboards and book shelves over. Coved ceiling. Radiator. Window and door to the front elevation.

Kitchen: 12' 0" x 7' 10" (3.65m x 2.38m)

A range of fitted base units and wall cupboards providing work surfaces and storage with inset sink unit having mixer tap. Integrated oven, four ring gas hob with extractor hood over. Tiled flooring. Stairs off the first floor. Radiator. Window to the rear elevation.

Rear Porch:

Tiled flooring. Radiator. UPVC door out to the rear yard.

Bathroom:

A modern white suite with panelled bath having a mixer tap and shower over with screen. Pedestal wash basin with mixer tap and low level W.C. Part-tiled walls. Tiled flooring. Heated towel rail. Obscure glazed window to the rear.

First Floor Landing:

Bedroom One: 12' 0" x 10' 4" (3.65m x 3.16m)

Radiator. Window to the front elevation.

Bedroom Two: 10' 8" x 7' 11" (3.26m x 2.42m)

Built-in storage cupboard. Wall mounted gas boiler. Radiator. Window to the rear elevation.

Outside:

A low maintenance yard with a brick built store.



Energy Performance Certificate HM Government

52, Livingstone Street, LEAK, ST13 5JU
 Dwelling type: Mid-terrace house
 Date of assessment: 13 November 2014
 Date of certificate: 13 November 2014
 Use this document to:

- Compare current ratings of properties to see which properties are most energy efficient
- Find out how you can save energy and money by installing improvement measures

Reference number: 6099-2072-2009-0707-7043
 Type of assessment: Multiple dwelling
 Total floor area: 83 m²

Estimated energy costs of heating for 3 years:	£ 2,052
Over 3 years you could save:	£ 876

Estimated energy costs of this home		
Lighting	Current costs £ 100 over 3 years	Potential costs £ 100 over 3 years
Heating	Current costs £ 2,052 over 3 years	Potential costs £ 1,176 over 3 years
Hot Water	Current costs £ 638 over 3 years	Potential costs £ 234 over 3 years
Total	£ 2,862	£ 1,776

These figures show how much the average household would spend on this property for heating, lighting and hot water over 3 years based on energy used by individual households. This includes energy use for cooking appliances like TVs, computers and consoles, and electricity generated by microgeneration.

Energy efficiency rating

Current rating: D	Potential rating: C
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The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£800 - £1,000	£ 230*
2. Internal or external wall insulation	£4,000 - £14,000†	£ 264
3. Floor insulation	£800 - £1,200	£ 99

See page 3 for a full list of recommendations for this property.

*Based on a typical 3 person household. †Based on a typical 4 person household. You could save more by using more insulation. Visit www.gov.uk for more information. ‡Based on a typical 3 person household. ††Based on a typical 4 person household. The Green Deal may enable you to make your home warmer and cheaper to run.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents