



Buxton Road, Leek, ST13 6EE.
OIEO £110,000

Est. 1930
**Whittaker
& Biggs**

Buxton Road,

Leek, ST13 6EE.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this terraced property that is situated on the outskirts of Leek market town and is perfect for a first time buyer or a buy-to-let investor.

The property is comprised of a living room and kitchen to the ground floor, whilst to the first floor are two bedrooms and a shower room.

The kitchen is located at the rear of the property and provides access to the sizable rear garden.

A contemporary white suite can be found in the shower room that is located on the first floor.

Externally, to the rear is a paved garden with brick outbuilding and access via the neighbour's garden for refuse collection.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this property's convenient location and further potential.



Ground Floor

Living Room 13' 9" x 11' 4" (4.20m x 3.46m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, meter cupboard, fireplace recess, radiator.

Kitchen 13' 9" x 8' 5" (4.19m x 2.56m) Max measurement
UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome taps, space for a freestanding cooker, space and plumbing for a washing machine, stairs to the first floor, tiled floor, radiator.

First Floor

Landing 6' 11" x 295' 3" (2.1m x 90m)

Radiator.

Bedroom One 12' 1" x 11' 9" (3.68m x 3.58m)

UPVC double glazed window to the frontage, radiator, built in wardrobe.

Bedroom Two 8' 5" x 6' 5" (2.56m x 1.96m)

UPVC double glazed window to the rear, radiator.

Shower Room 5' 5" x 4' 7" (1.66m x 1.40m)

UPVC double glazed window to the rear, shower enclosure, chrome fittings, corner wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, airing cupboard housing the Glow Worm combi boiler.

Externally

Paved garden to the rear, brick outbuilding, fence and hedge boundary, bin access through neighbours garden.



Note:

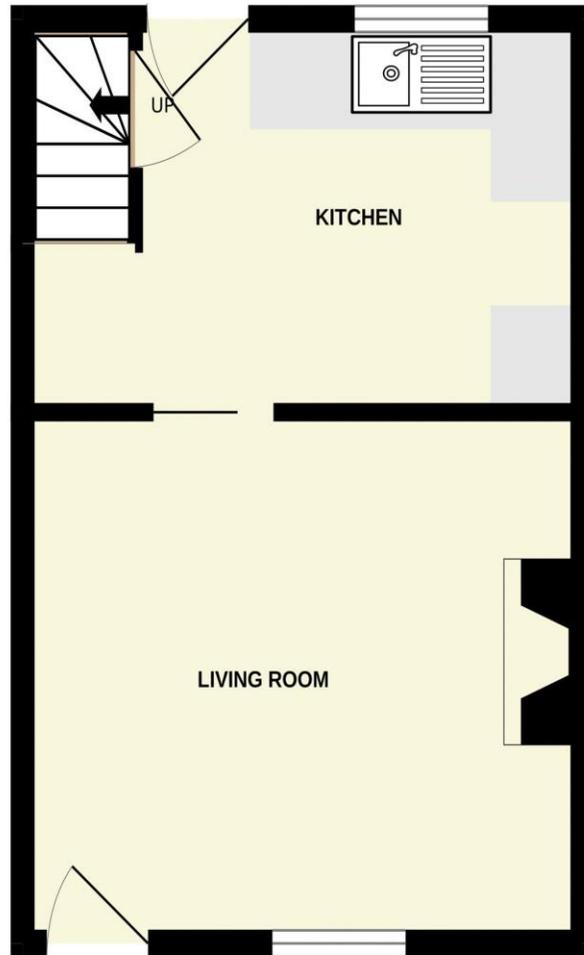
Council Tax Band: A

EPC Rating: D

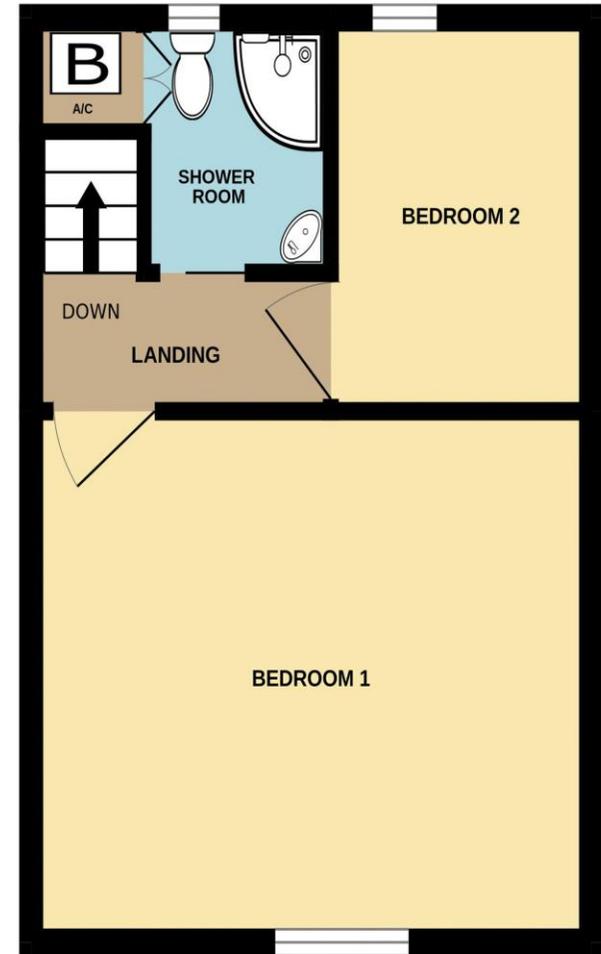
Tenure: Freehold



GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek offices proceed along Ball Haye Street and at the traffic lights turn right into Buxton Road where number the property is situated a short distance along on the right hand side identifiable by a Whittaker & Biggs For Sale board.

Situation

The property is conveniently situated just a short walk away from the busy market town of Leek and close to Lidl supermarket. Brough Park Leisure Centre is also within close proximity giving access to swimming baths, bowling green and walks around the park. The property is within easy commuting to Staffordshire, Derbyshire and the Cheshire borders.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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