



Cruso Street, Leek, ST13 8BJ.
OIEO £215,000

Whittaker Est. 1930
& Biggs

Cruso Street,

Leek, ST13 8BJ.

Whittaker & Biggs are delighted to offer to the market this end-of-terrace, three bedroom property which has been renovated to a high standard and is beautifully designed throughout.

Living space is comprised of a hall, sitting room, breakfast kitchen and utility room to the ground floor, two bedrooms and a bathroom to the first floor with the principal bedroom being on the second floor.

The dual aspect breakfast kitchen benefits from a range of base units, a central island, open staircase and exposed brick.

A P-shape bath with rainfall shower, vanity wash hand basin and low level WC can be found in the first floor bathroom.

The home is double glazed throughout and is heated by a gas fired Ideal combi boiler. Additionally, there is a Hamlet log burner in the sitting room.

Externally to the frontage is a walled forecourt whilst to the rear is a paved courtyard with brick store and a separate paved garden beyond.

A viewing is highly recommended to appreciate this home's spacious accommodation, beautiful design and private garden.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hallway 15' 4" x 2' 10" (4.68m x 0.86m)

Wood glazed door to the frontage, original stained glass transom window, radiator, stairs to the first floor.

Sitting Room 12' 6" x 12' 2" (3.8m x 3.7m)

UPVC double glazed bay window to the frontage, Hamlet log burner, tiled hearth, radiator.

Kitchen/Breakfast Room 17' 5" x 11' 10" (5.3m x 3.6m)

UPVC double glazed window to the rear and side aspect, base units, island unit, Smeg five ring gas hob, Smeg electric fan assisted oven, ceramic butler sink, chrome mixer tap with spray attachment, space for free standing fridge freezer, space and plumbing for a dishwasher, space for a freestanding fridge freezer, radiator, exposed brick wall.

Utility Room 9' 2" x 6' 7" (2.8m x 2.0m)

UPVC double glazed window to the side aspect, UPVC double glazed door to the rear, space and plumbing for a washing machine, space for a tumble dryer, radiator.

Store 5' 0" x 3' 10" (1.52m x 1.17m) Max measurement
Wood glazed window.

First Floor

Landing 13' 1" x 6' 2" (4.00m x 1.87m)

Stair to the second floor.

Bedroom Two 14' 9" x 12' 10" (4.5m x 3.9m)

UPVC double glazed window to the frontage, 2 x radiators.

Bedroom Three 15' 1" x 9' 2" (4.6m x 2.8m)

UPVC double glazed window to the rear, radiator.

Bathroom 8' 10" x 6' 7" (2.7m x 2.0m)

UPVC double glazed window to the side aspect, P-shape bath, chrome rainfall shower over, chrome waterfall mixer tap, glass shower screen, vanity wash hand basin, chrome mixer tap, low level WC, radiator, airing cupboard housing an Ideal combi boiler.

Second Floor

Bedroom One 22' 8" x 14' 9" (6.9m x 4.5m)

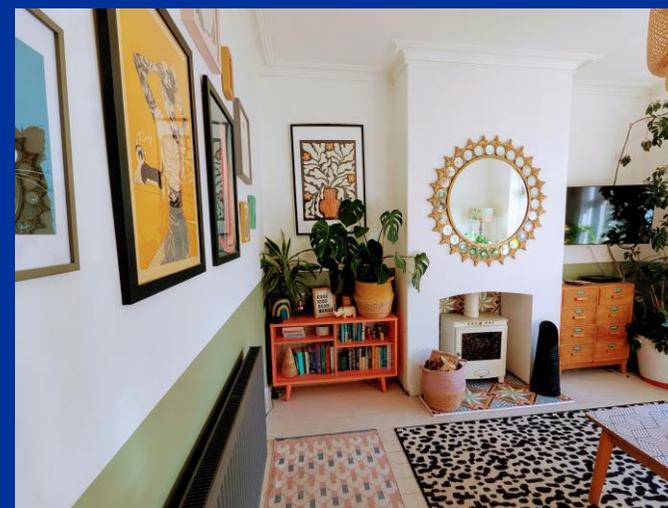
UPVC double glazed window to the frontage, Velux skylight to the rear, radiator, exposed brick wall, loft hatch.

Externally

To the frontage, forecourt, wall boundary.

To the rear, paved courtyard, wall boundary, brick storage shed, gated access.

Separate garden, paved, fence boundary, gated, mature trees.

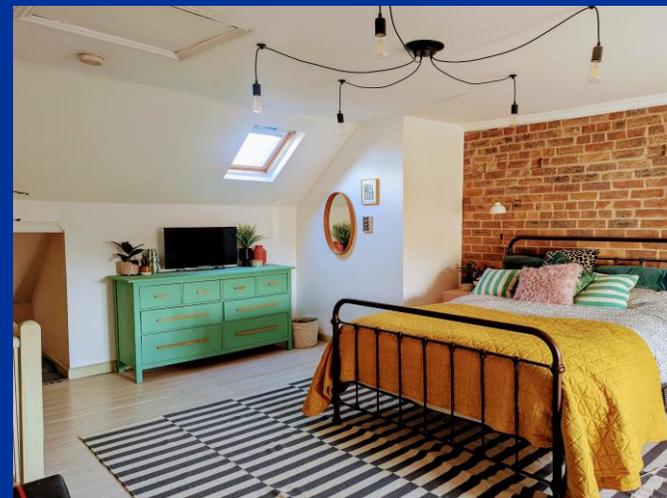
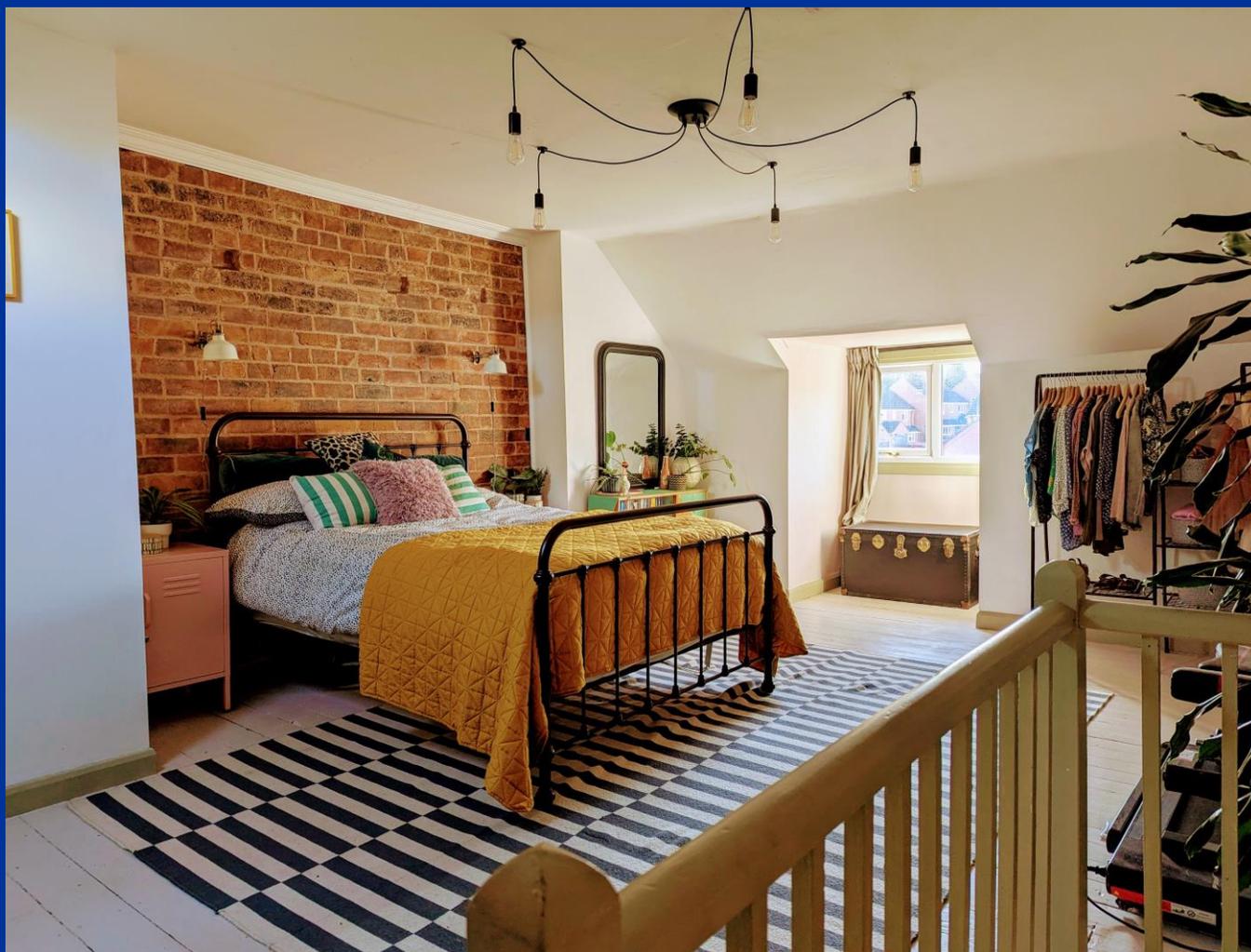


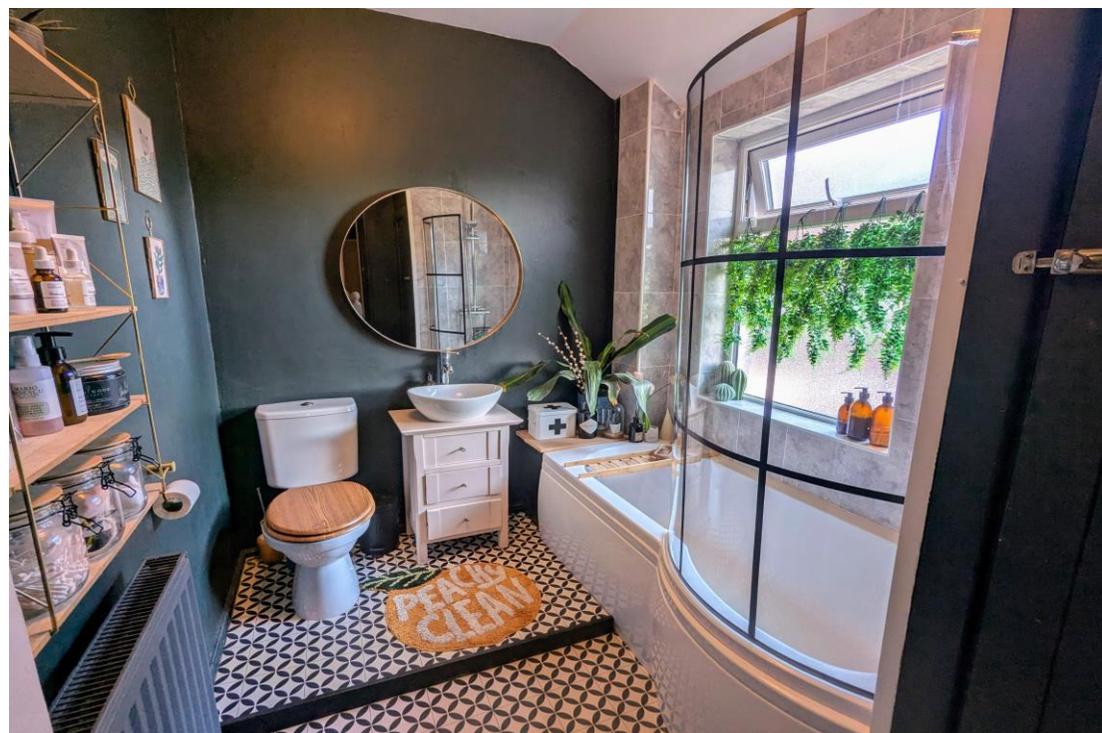
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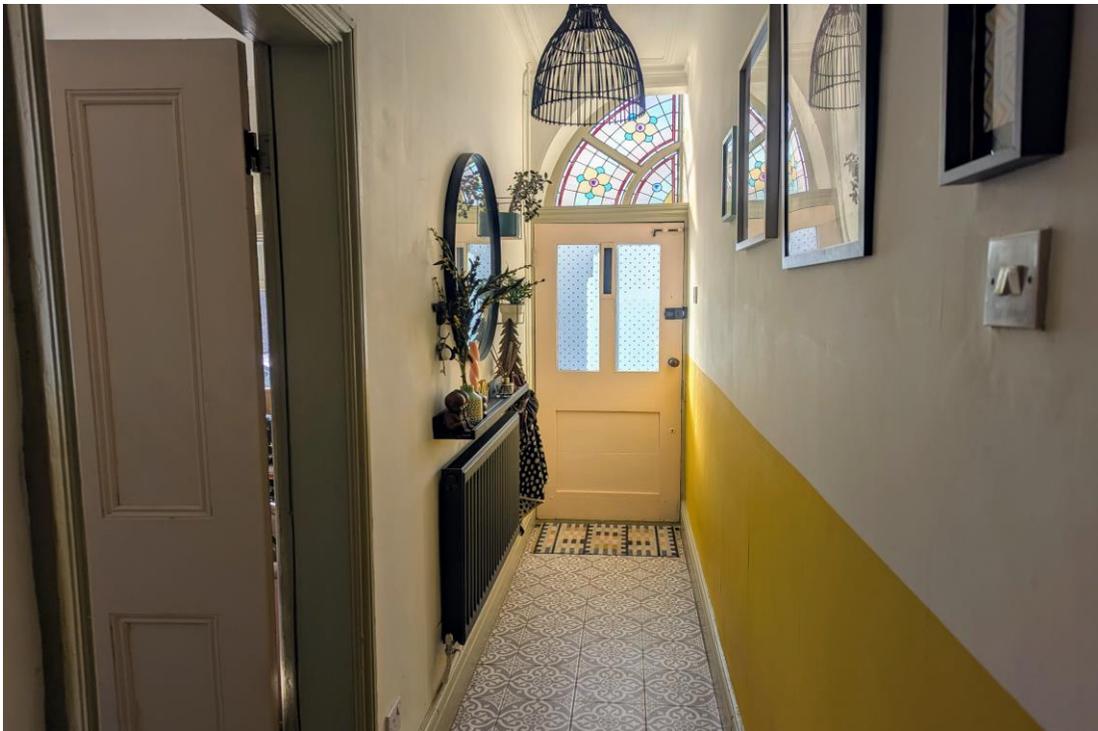
Council Tax Band: B

EPC Rating: E

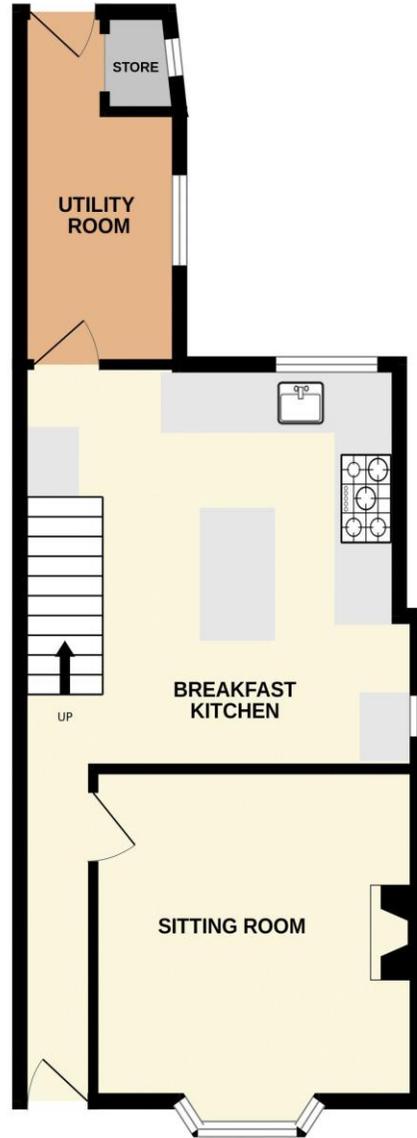
Tenure: Freehold



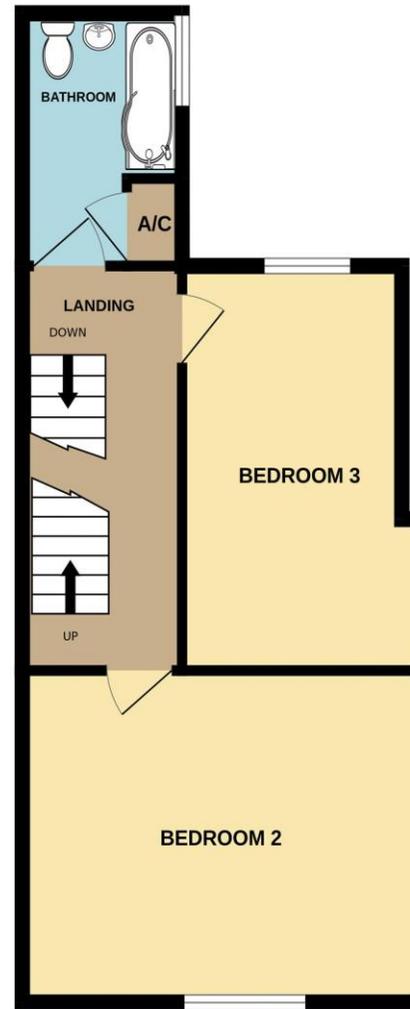




GROUND FLOOR



1ST FLOOR



2ND FLOOR





Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights proceed straight ahead into Broad Street, follow this road for a short distance taking the second turning right into Cruso Street, where the property is situated on the right hand side, identifiable by our Whittaker and Biggs for sale sign.

Situation

This family home is ideally situated towards the West End of the town centre. An ideal home being within the catchment for the sought after Westwood Schools which are all within walking distance. Morrison's supermarket is a short stroll away together with various country walks along the Ladderedge Country Park.

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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**Whittaker
& Biggs**