



Abbotts Road, Leek, ST13 6EY.
£149,950

Whittaker & Biggs Est. 1930

Abbotts Road, Leek, ST13 6EY.

This three bedroom mid terrace property is well presented throughout and has a deceptively spacious layout, having entrance hallway, two reception rooms and an enclosed rear garden.

You're welcomed into the property via the hallway, then through to the living room, having feature fireplace and double doors through to the dining room. The dining room is a sizeable space, having ample room for a dining table and chairs and access to the first floor.

A well equipped kitchen has a good range of units to the base and eye level, electric cooker point, plumbing for a washing machine, stainless steel sink and space for a free standing fridge/freezer. The bathroom is located to the rear of the property, being equipped with a panel bath, shower over, low level WC and pedestal wash hand basin.

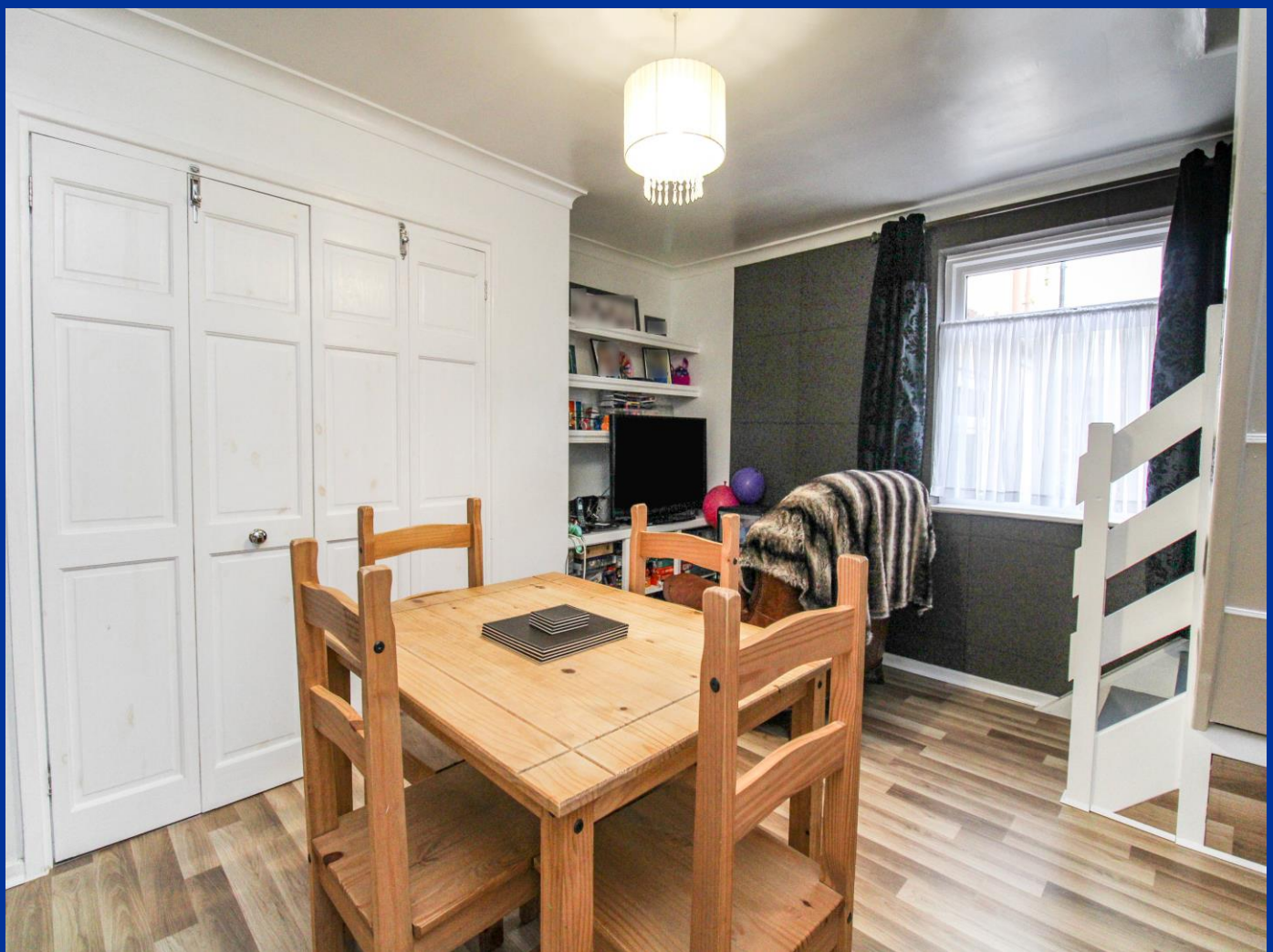
To the first floor the landing provides access to three well proportioned bedrooms.

Externally to the rear is a fully enclosed low maintenance garden, being mainly paved to patio with an area laid to lawn.

A viewing comes highly recommended to appreciate this spacious home, its convenient location and presentation. Offered with NO CHAIN.

Situation

Situated just on the outskirts of the town centre, but within easy walking distance of local amenities and schools. Brough Park Leisure Centre is only a short distance away, which provides nice walks and various leisure facilities.



Entrance Hall

Composite door to the front elevation.

Living Room 15' 7" x 9' 5" (4.75m x 2.87m)

UPVC double glazed window to the front elevation, radiator, cornicing.

Dining Room 13' 3" x 14' 0" (4.03m x 4.27m)

UPVC double glazed window to the side elevation, radiator, staircase to the first floor, cornicing.

Kitchen 6' 11" x 14' 0" (2.10m x 4.27m)

UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, range of fitted units to the base and eye level, cooker point, space for freestanding fridge/freezer, plumbing for washing machine, stainless steel sink unit with drainer and chrome mixer tap.

Bathroom 7' 0" x 6' 9" (2.14m x 2.05m)

UPVC double glazed window to the side elevation, storage cupboard, radiator, panelled bath with shower over, lower level WC, pedestal wash hand basin.

First Floor

Landing

Loft access.

Bedroom One 13' 3" x 9' 7" (4.03m x 2.93m)

UPVC double glazed window to the front elevation, radiator, loft access.

Bedroom Two 6' 9" x 8' 11" (2.06m x 2.73m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 9' 10" x 6' 4" (3.00m x 1.92m)

UPVC double glazed window to the side elevation, radiator.

Externally

To the rear is stone flagged patio, area laid to lawn, fenced boundaries.



Note:
Council Tax Band: B

EPC Rating:

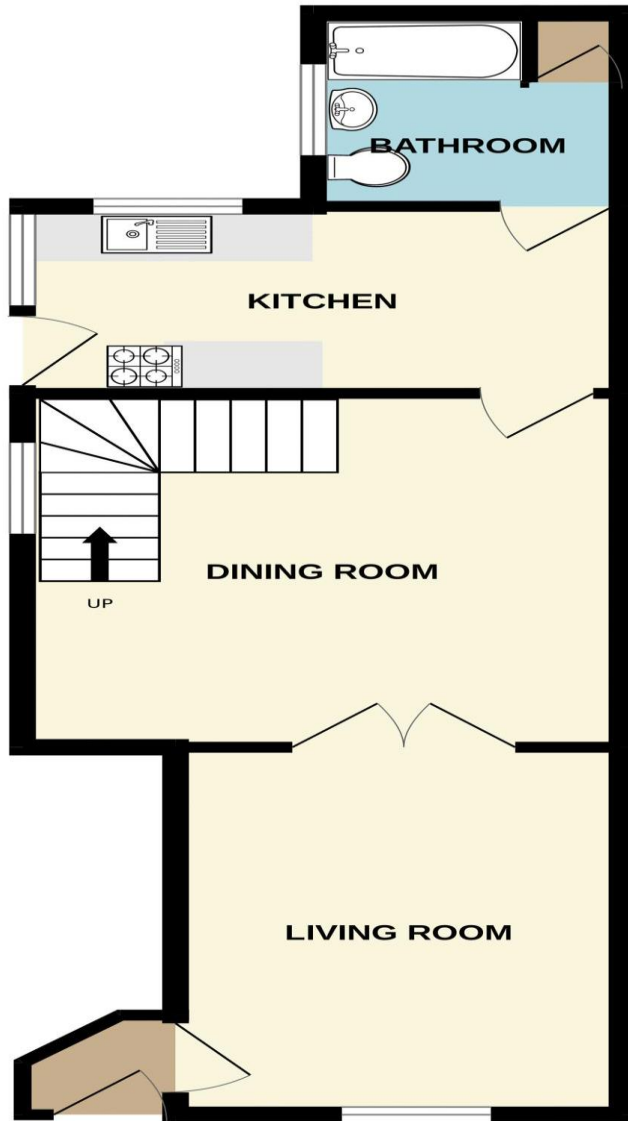
Tenure: believed to be Freehold



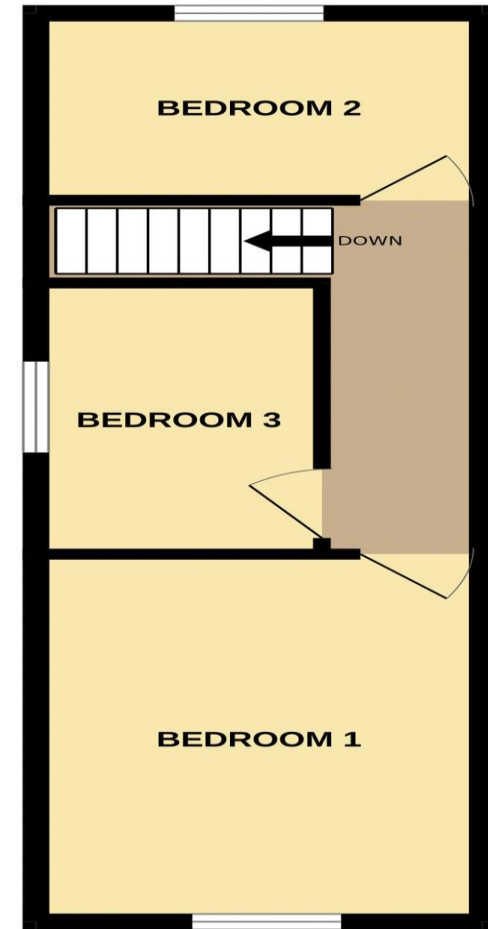




GROUND FLOOR



FIRST FLOOR



Directions

From our Derby Street, Leek, offices proceed along Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road. Follow this road passing the Waitrose supermarket on the left hand side and take the fifth left into Abbotts Road. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930