



Buxton Road, Leek, ST13 6EH.  
Offers in the Region Of £160,000

Whittaker Est. 1930  
& Biggs

## Buxton Road, Leek, ST13 6EH.

This two bedroom semi detached property is ideal for a first time buyer or buy to let investor. Situated just on the outskirts of leek town centre the home is within close proximity to local amenities and schools. Offered to the market with no upwards chain. To the ground floor an entrance hallway, living room with electric fire and ample room for living furniture. Within the kitchen/ dining room is a range of units to the base and eye level, electric double oven, four ring gas hob, composite sink, under stair storage and UPVC double glazed door leading to the garden. To the first floor are two well proportioned bedrooms with bedroom one being an impressive 13.5 ft and bathroom offering a bath with shower over WC and pedestal wash hand basin. Externally to the front is an area laid to lawn with stone slab walkway and access to the rear. To the rear is mainly laid to lawn with a patio area. A viewing is highly recommended to appreciate the size, plot and location of the property.

### 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

UPVC double glazed door to the front elevation, tiled floor, staircase to the first floor.

### Living Room 12' 5" x 11' 0" (3.78m x 3.35m)

UPVC double glazed window to the front elevation, radiator, electric fire set on stone hearth, cornicing.

### Kitchen/Dining Room 11' 11" x 14' 7" (3.62m x 4.44m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, radiator, units to the base and eye level, double electric oven/grill, four ring gas hob, extractor, composite one and half bowl sink unit with drainer, plumbing for washing machine, understairs storage cupboard incorporating boiler.

### First Floor

#### Landing

UPVC double glazed window to the side elevation, loft access.

### Bedroom One 12' 10" x 13' 6" (3.91m x 4.12m)

Two UPVC double glazed windows to the front elevation, radiator, fitted wardrobes.

### Bedroom Two 8' 2" x 7' 10" (2.50m x 2.38m)

UPVC double glazed window to the rear elevation, radiator.

### Bathroom 5' 1" x 6' 5" (1.55m x 1.96m)

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

### Outside

Externally to the front is area laid to lawn, stone slabbed walkway, hedged boundaries, gated access to the side. To the side elevation is tarmacadam walkway.

### Rear Garden

Fenced and hedged boundaries, area laid to concrete, area laid to stone slab, lawned area,

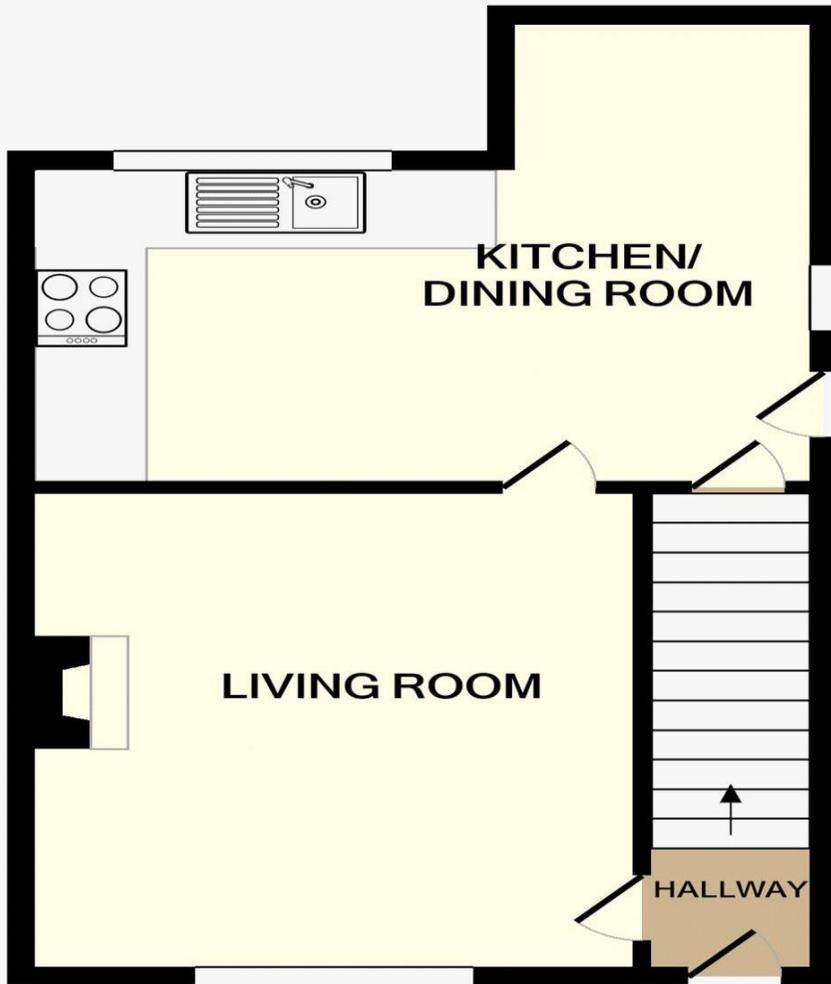


Note:  
Council Tax Band: B

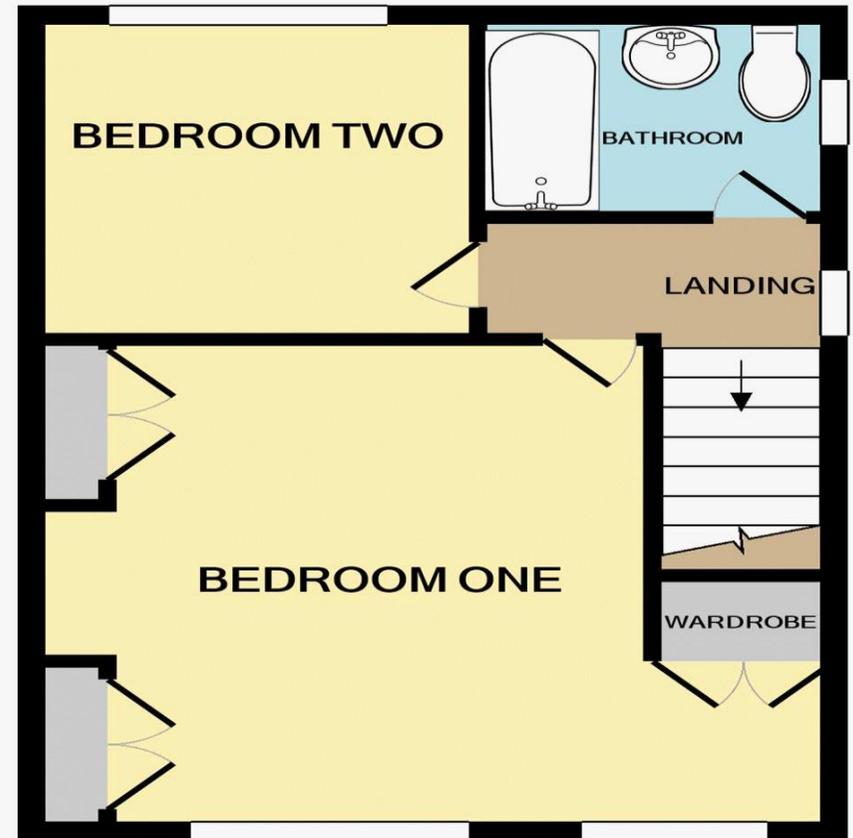
EPC Rating: D

Tenure: believed to be Freehold





GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 293 SQ.FT.  
(27.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)**

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



## Directions

From our Derby Street, Leek, office proceed to the roundabout turning left into Ball Haye Street. At the traffic lights turn right onto the A53 Buxton Road. Follow this road for a short distance out of the town where the property is situated on the left hand side identifiable by a 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.

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