



John Street, Leek, Staffordshire, ST13 8BL.
Offers in the Region Of £175,000

Whittaker Est. 1930
& Biggs

John Street,

Leek, Staffordshire, ST13 8BL.

This deceptively spacious four bedroom terrace home is conveniently located within walking distance of the town centre and has character and charm in abundance. The property boasts two spacious reception rooms, well equipped kitchen, utility space, WC, first floor bathroom and enclosed garden to the rear.

You're welcomed into property via the hallway, having minton flooring. The dining room is located to the front and has a stunning bay window. The living room has a feature fireplace, understairs store and access the first floor and kitchen. The kitchen has a good range of fitted units to the base and eye level, stainless steel sink, gas hob, extractor and access to the rear garden to the side. A utility space has a wall mounted Baxi boiler, plumbing and space for a washing machine, dryer and access to the WC room.

To the first floor the landing has a built-in cupboard, loft access and four well proportioned bedrooms. The bathroom has both a shower enclosure and panel bath.

Externally to the front is a walled forecourt with steps to the front door. The rear garden is flagged, with walled boundary and gated access. A viewing is highly recommended to appreciate this homes convenient location, spacious layout and potential.

Situation

This good sized family home is situated to the West End of the town being within walking distance of all the Westwood Schools in particular St. Mary's Primary School. Also ideal for the town which benefits from many amenities.



Entrance Hall

Wood glazed door to the front elevation, minton tiled flooring.

Dining Room 10' 0" x 11' 6" (3.05m reducing to 2.95 x 3.51m)

UPVC double glazed bay window to the front elevation, feature fireplace with wood surround, built in cupboard, radiator.

Living Room 13' 0" x 12' 2" (3.95m x 3.71m)

Wood glazed window to the rear elevation, radiator, fireplace with stone hearth, understairs storage cupboard.

Kitchen 11' 11" x 7' 7" (3.64m x 2.32m)

Range of fitted units to the base and eye level, stainless steel sink unit with chrome mixer tap, UPVC double glazed window to the side elevation, Zanussi electric oven, Lamona four ring gas hob, extractor above, partly tiled, glazed door to the side elevation, radiator, space for dryer.

Utility 4' 0" x 7' 9" (1.22m x 2.35m)

Plumbing for washing machine, space for a dryer, UPVC double glazed window to the side elevation, Baxi gas fired central heating boiler, worksurface space, space for freestanding fridge/freezer.

WC 2' 10" x 5' 3" (0.86m x 1.60m)

Lower level WC, wall mounted sink unit, UPVC double glazed window to the side elevation, wood window to the rear elevation.

First Floor

Landing

Radiator, storage cupboard, loft access.

Bedroom One 12' 2" x 13' 11" (3.72m x 4.25m)

UPVC double glazed window to the rear elevation, built in cupboard, radiator.

Bedroom Two 11' 7" x 9' 10" (3.53m x 3.00m)

Radiator, UPVC double glazed bay window to the front elevation.

Bedroom Four 6' 5" x 9' 0" (1.96m x 2.74m)

Wood glazed window to the rear elevation, radiator.

Bedroom Three 8' 2" x 6' 7" (2.50m x 2.01m)

Radiator, UPVC double glazed window to the front elevation.

Bathroom 12' 0" x 4' 8" (3.66m x 1.41m)

Pedestal wash hand basin, panelled bath, WC, shower enclosure with chrome fitment, partly tiled, UPVC double glazed window to the side elevation.

Externally

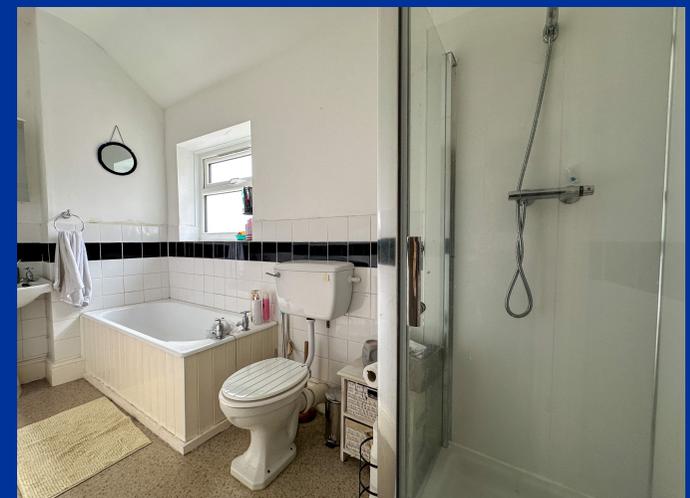
To the front is a walled forecourt, steps to the front door. To the rear is a flagged garden, walled boundary with gated access.



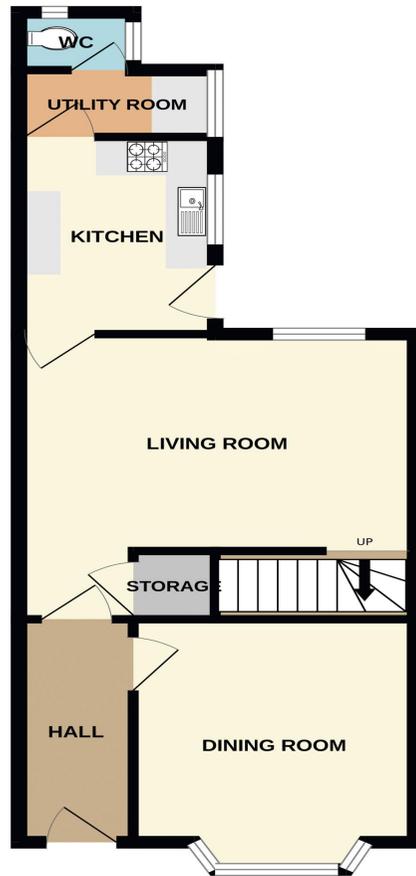
Note:
Council Tax Band: B

EPC Rating: E

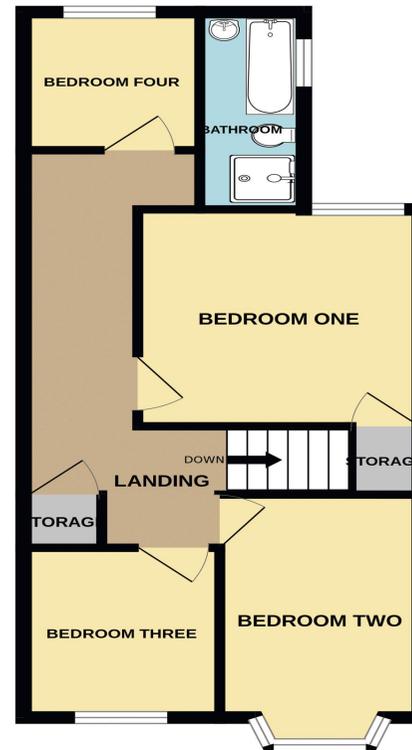
Tenure: believed to be Freehold



GROUND FLOOR



FIRST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street. At the traffic lights continue straight ahead. Follow this road taking the second turning right into Cruso Street. Following this road taking the first turning right into John Street and the property is situated on the right hand side identifiable by the agents For Sale board.

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

www.whittakerandbiggs.co.uk

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& Biggs**