



Southbank Street, Leek, ST13 5LN.  
OIRO £165,000

Whittaker  
& Biggs

Est. 1930



## Southbank Street, Leek, ST13 5LN.

Whittaker & Biggs are delighted to offer to the market this beautifully presented three bedroom, terraced home that is situated in a residential area close within walking distance of Leek Market Town.

The property is brimming with features such as wooden flooring, cast iron ornamental fireplaces and an Indian stone kitchen floor.

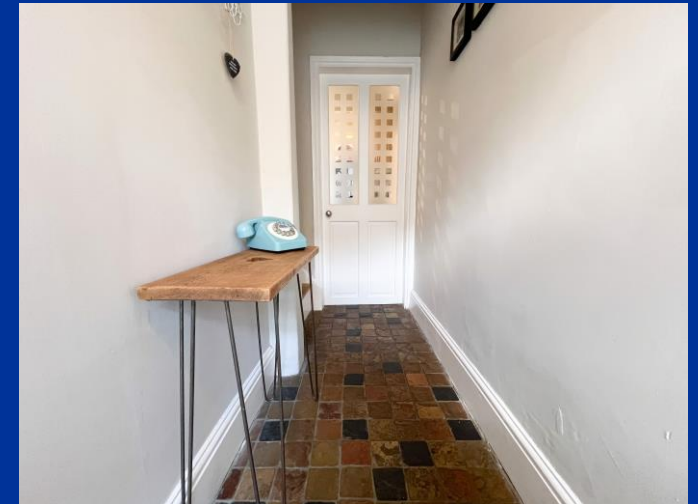
Living space is comprised of a hallway, sitting room, kitchen diner, utility room, rear hall and bathroom to the ground floor, whilst to the first floor are two double bedrooms with the principal bedroom being located on the second floor with a useful WC off.

The dining kitchen is sizeable having plenty of units to the base and eye level, space for a dining table and chairs and Indian stone flooring. Additionally, there is a recess that houses a Beko range cooker (available by separate negation) with an attractive stone lintel above.

Externally to the frontage is a gated forecourt, whilst to the rear there is a low maintenance paved courtyard with gated access to the rear.

A viewing is highly recommended to appreciate this home's finish, wooden floors, ornamental fireplaces and convenient location.

Call Whittaker & Bigg's today to book an appointment on 01538 372006.



## Ground Floor

### Hall 11' 5" x 3' 1" (3.49m x 0.93m)

Wood glazed door to the frontage with transom window, radiator, tiled floor, stairs to the first floor.

### Sitting Room 10' 10" x 9' 1" (3.31m x 2.78m)

UPVC double glazed window to the frontage, cast iron ornamental fireplace, tiled hearth, radiator.

### Kitchen/Diner 12' 10" x 11' 7" (3.90m x 3.52m)

UPVC double glazed window to the rear, units to the base and eye level, wooden worktops, ceramic Butler sink, chrome mixer tap, radiator, Beko range cooker (available by separate negotiation), stone lintel, Indian stone floor, space for a table and chairs.

### Utility room 8' 0" x 5' 11" (2.44m x 1.81m)

UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space for a tumble dryer, space for a free standing fridge freezer, storage cupboard, worktop, tiled floor.

### Rear Hall 5' 11" x 2' 7" (1.80m x 0.79m)

Wood double glazed door to the side aspect, loft hatch.

### Bathroom 6' 3" x 5' 10" (1.90m x 1.79m)

UPVC double glazed window to the side aspect, P-shaped bath, chrome mixer tap, shower attachment, glass shower screen, pedestal wash hand basin, chrome tap, low level WC, radiator.

## First Floor

### Landing

Wooden floor, stairs to the second floor.

### Bedroom Two 12' 9" x 10' 9" (3.89m x 3.28m)

UPVC double glazed window to the frontage, radiator, wooden floor.

### Bedroom Three 11' 7" x 9' 3" (3.54m x 2.82m)

UPVC double glazed window to the rear, radiator, cast iron ornamental fire place, tiled hearth, wooden floor, airing cupboard housing the Glow Worm boiler and emersion heater, under stairs storage.

## Second Floor

### Bedroom One 16' 8" x 12' 9" (5.07m x 3.89m)

UPVC double glazed window to the rear, radiator, eaves storage, storage cupboard, wooden floor, ceiling beams, WC off.

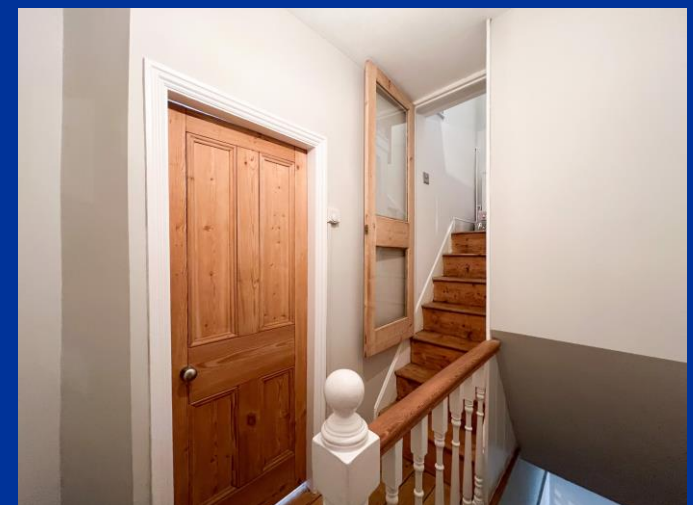
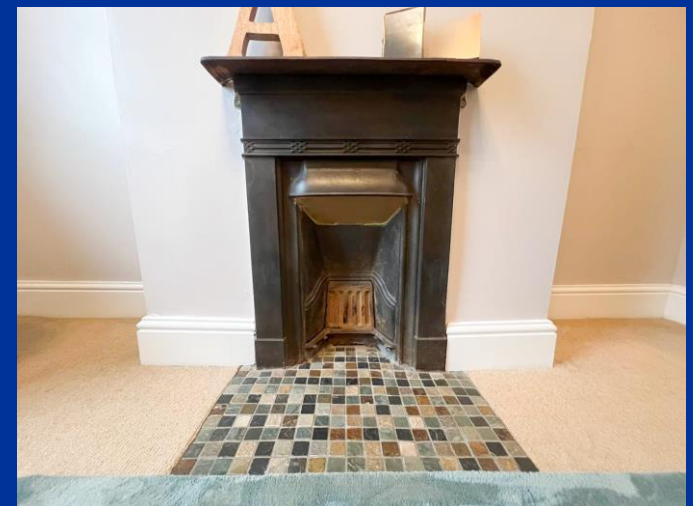
### WC 4' 7" x 3' 0" (1.39m x 0.92m)

Low level WC, wall mounted wash hand basin, extractor fan.

### Externally

To the frontage, gated forecourt.

To the rear, paved courtyard, wall boundary, gated access to the rear.





Note:

Council Tax Band: A

EPC Rating: TBC

Tenure: Freehold



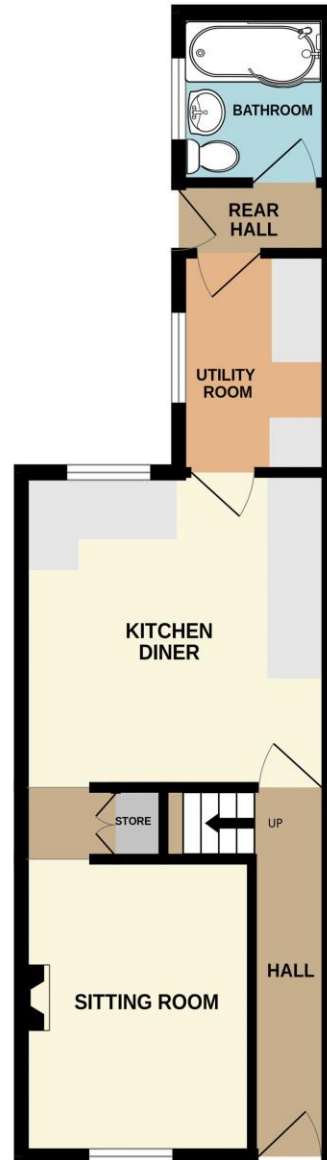




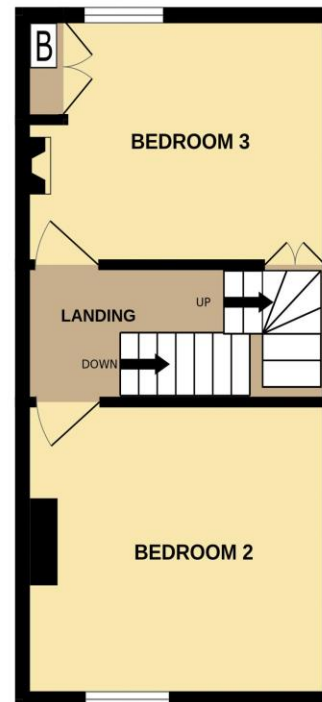




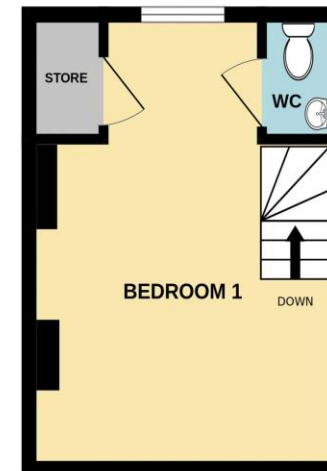
GROUND FLOOR



1ST FLOOR



2ND FLOOR







### Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road taking the first right on to Moorhouse Street, follow this road for a short distance taking the right hand fork into Southbank Street, where the property is located on the right hand side identifiable by Whittaker & Biggs 'For Sale' board.

### Situation

This home is just a short walk from the town centre. Leek town centre benefits from many traditional shops, antique shops and public houses.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 nonstandard lenses.

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