



Junction Road, Leek, ST13 5QT.
£150,000

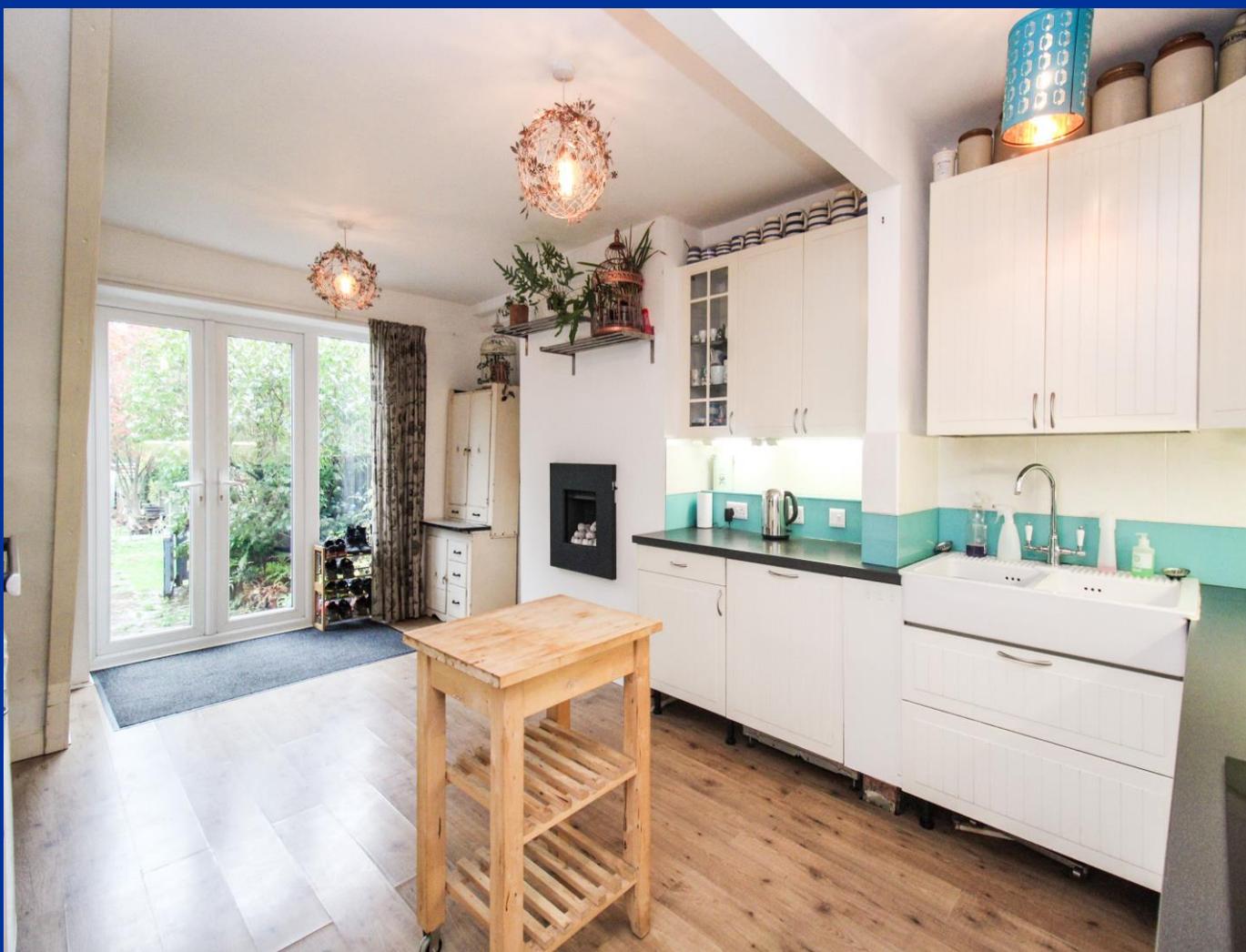
Whittaker Est. 1930
& Biggs

Junction Road, Leek, ST13 5QT.

This excellent deceptively spacious three bedroom mid terraced home is conveniently located close to the Leek town centre and the popular schools, this property has so much to offer. The property is finished to a high standard throughout. The home is split over three floors, the lower ground floor has a stunning kitchen that offers a gas fire, underfloor heating, a range of units to the base and eye level, double Belfast sink, induction electric hob and patio doors leading to the rear. Also on this floor is a utility room with plumbing for a washing machine and a contemporary bathroom with bathtub with shower over, WC and pedestal wash hand basin. To the ground floor is a living room with an open fire and sash window to the front. On the same floor is bedroom three also having an open fire. The first floor of the home offers two bedrooms with bedroom one having a storage cupboard, there is also a shower room with WC and sink. The home is warmed by gas central heating and has uPVC doors and windows throughout. A viewing is highly recommended to appreciate this homes location, spacious accommodation and high specification.

Situation

This home is situated to the West End of the town within walking distance of Schools. Leek town centre provides many traditional shops and supermarkets, being just a short stroll away or can be accessed via the public bus which serves all the local areas.



Living Room 14' 7" x 11' 11" (4.44m x 3.64m)

UPVC double glazed door and sash bay window to the front elevation, radiator, open fire, tiled hearth and surround, cast iron mantle.

Bedroom Three 13' 4" x 9' 1" (4.06m x 2.76m)

Open fire, cast iron surround, uPVC double glazed sash window to the rear elevation, storage cupboard housing boiler.

Lower Ground Floor

Kitchen 19' 8" x 12' 3" (6m x 3.74m)

UPVC double glazed patio doors to the rear elevation, underfloor heating, gas fire, range of units to the base and eye level with lighting, range of units to the base and eye level, integral dishwasher, four ring induction hob, two Belfast sinks, chrome mixer tap, glass splash back.

Utility

Radiator, plumbing for a washing machine, wooden door to the side elevation.

Bathroom

Tiled flooring, uPVC double glazed window to the front elevation, radiator, panel bathtub with shower over, lower level WC, pedestal wash hand basin.

First Floor

Bedroom One 10' 10" x 7' 3" (3.31m x 2.20m)

Open fire, cast iron surround, uPVC double glazed sash window to the rear elevation, radiator, built in storage cupboard, access to the boarded loft.

Bedroom Two 8' 4" x 12' 5" (2.53m x 3.79m)

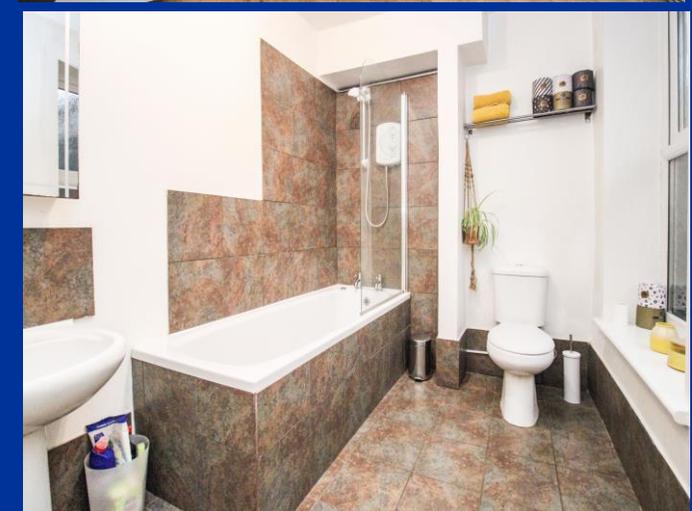
Open fire, cast iron surround, uPVC double glazed sash window to the front elevation, radiator.

Shower Room

Double shower cubicle, lower level WC, wall mounted sink with shower fitment attached, chrome ladder radiator.

Externally

To the front, concrete walkway, brick boundaries. To the rear, stone patio, stone walkway, area laid to lawn, wooden decked area, wooden shed, fence and walled boundaries.



Note:
Council Tax Band: A

EPC Rating:

Tenure: believed to be Freehold

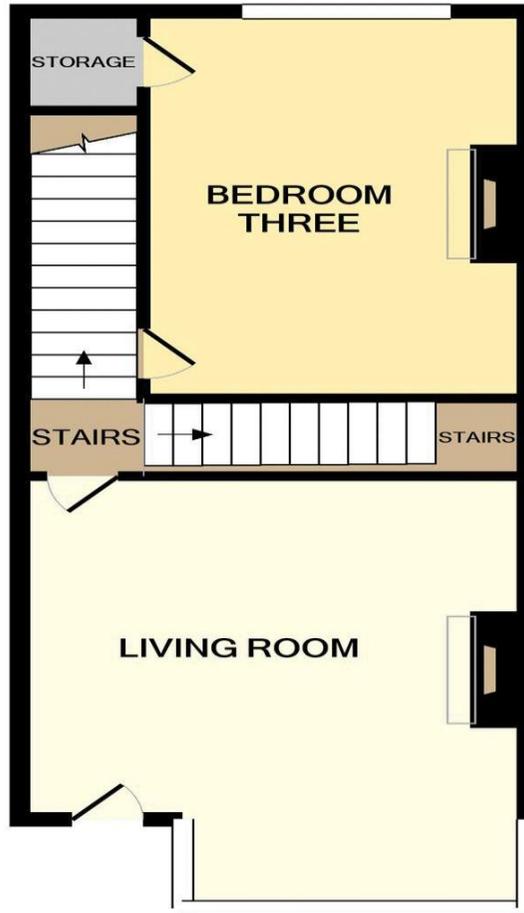




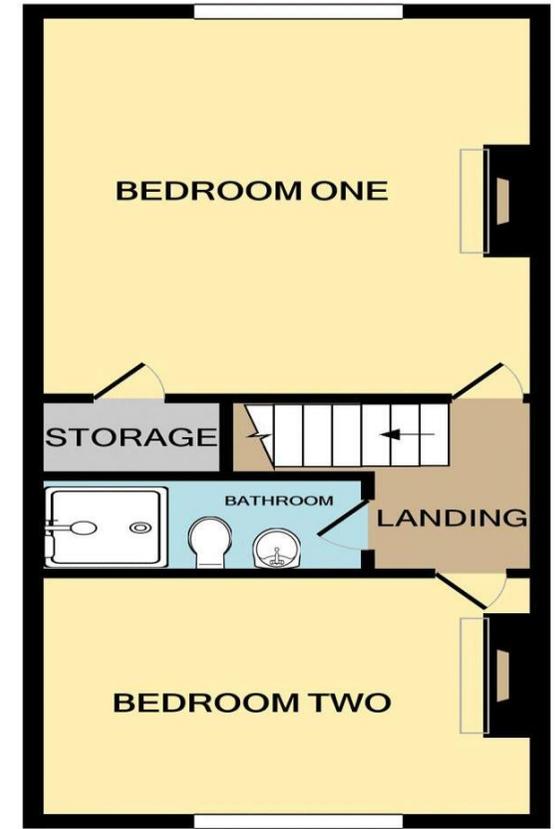




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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

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Directions

From our Derby Street Leek offices proceed along Haywood Street towards the crossroads. At the traffic lights proceed straight ahead into Broad Street. At the mini roundabout turn left into Junction Road where the property is located on the right hand side identifiable by the Agents "For Sale" Board.

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