



Fynney Street, Leek, ST13 5LF.
Offers in the Region Of £250,000

Whittaker Est. 1930
& Biggs

Fynney Street, Leek, ST13 5LF

An exciting opportunity to acquire this three bedroom detached family home, situated on the highly regarded Fynney Street, with the added benefit of off street parking located to the rear. The property is in need of some modernisation and renovation works, but has an abundance of potential. Nestled on a good sized plot, within a cul de sac location and a convenient short walk from the town centre. The property has spacious gardens to the front/rear and is offered to the market with no upward chain.

Accommodation within briefly comprises of an entrance hallway, with staircase to the first floor and access into both reception rooms. The living room and dining room offer bay windows to the front elevation and feature electric fires. Within the kitchen are units to the base and eye level, gas cooker point, stainless steel sink, plumbing for a washing machine and access into the UPVC double glazed garden room. To the first floor are three well proportioned bedrooms and family shower room, comprising of a double shower cubicle, low level WC and pedestal wash hand basin.

Externally the property has gated access and approached via a crazy paved walkway, this continues to the rear, mature trees, plants and shrubs surround the property. A private road is located to the side, which the vendor informs us the property has rights for vehicular access to the rear. Strictly by prior appointment with the agents Whittaker & Biggs, Leek, a viewing come highly recommended.

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.



Entrance Hall

Hard wood door with feature inset to the front elevation, staircase to the first floor, Minton tiled flooring.

Living Room 14' 2" x 10' 7" (4.31m x 3.23m)

Wood bay window to the front elevation, radiator, electric fire, tiled hearth, tiled surround, wooden mantel, cornicing, ceiling rose.

Dining Room 13' 11" x 10' 8" (4.23m x 3.24m)

Wood bay window to the front elevation, radiator, electric fire, cast iron surround, wooden mantel, cornicing.

Kitchen 8' 0" x 14' 1" (2.45m x 4.28m)

Two wood windows and window to the side elevation, radiator, units to base and eye level, gas cooker point, stainless steel sink with drainer, plumbing for a washing machine, radiator, wall mounted combi boiler.

Garden Room 8' 2" x 4' 2" (2.50m x 1.26m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the side elevation.

First Floor

Bedroom One 14' 2" x 10' 7" (4.31m x 3.23m)

Wood window to the front elevation, radiator, storage cupboard.

Bedroom Two 14' 1" x 10' 9" (4.30m x 3.27m)

Wood window to the front elevation, radiator.

Bedroom Three 8' 9" x 5' 9" (2.66m x 1.75m)

Wood window to the rear elevation, radiator.

Shower Room

Two wood window to the rear elevation, radiator, double shower cubicle, low level WC, pedestal wash hand basin, storage cupboard.

Externally

To the front, crazy paved walkway, mature trees, plants and shrubs, walled boundaries. To the rear, crazy paved patio, mature trees, plants and shrubs, fenced boundaries, the vendors believe there is a possibility to create off road parking.



Note:
Council Tax Band: D

EPC Rating:

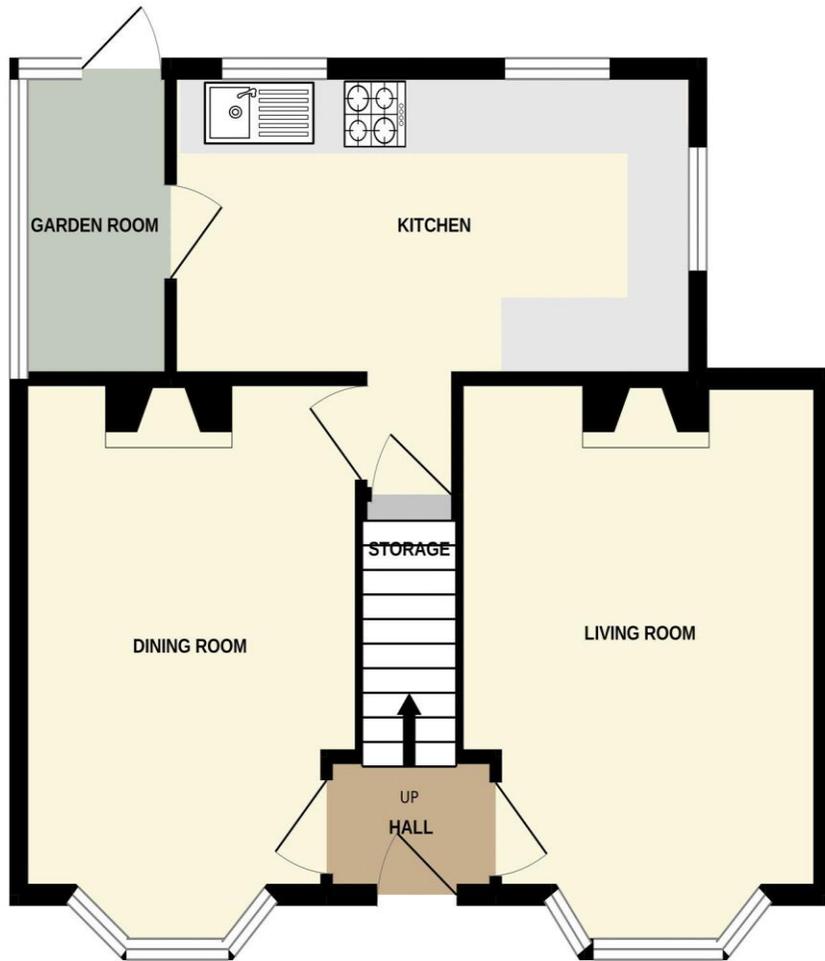
Tenure: believed to be Freehold



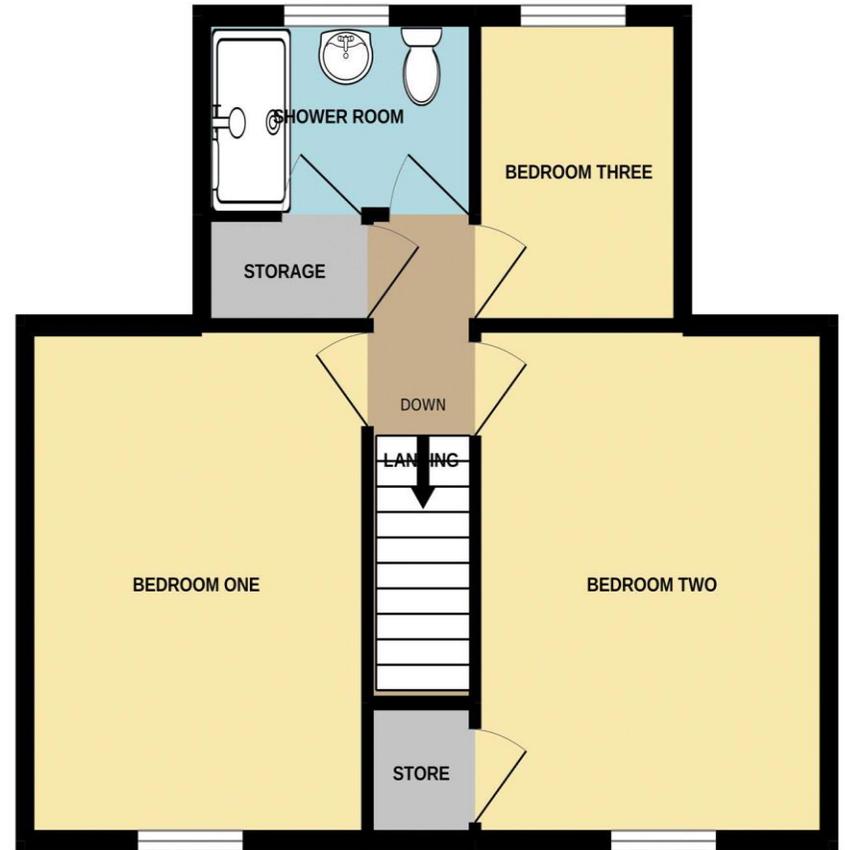




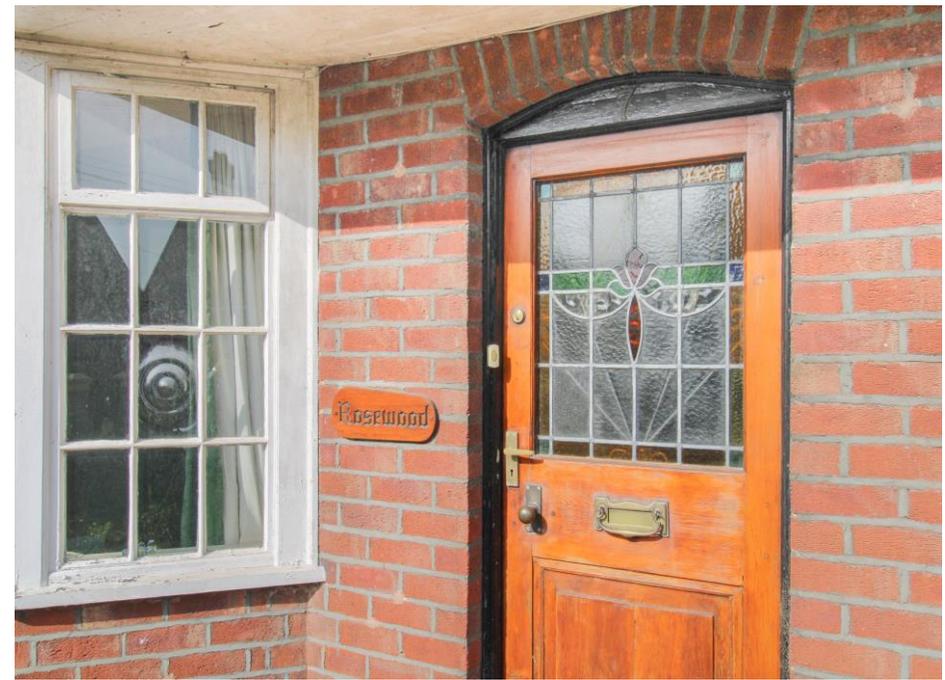
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022



Directions

From our Derby Street Leek office proceed out of the town on the A523 Ashbourne Road. Follow this road for a short distance taking the first turning right into Southbank Street, follow this road taking the where the fifth turning left onto Fynney Street where the property is situated on the left hand side.

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

Est. 1930
**Whittaker
& Biggs**