



Selborne Road, Leek, ST13 5PJ.  
Offers in the Region Of £180,000

Whittaker  
& Biggs Est. 1930



## Selborne Road, Leek, ST13 5PJ.

This three-bedroom semi-detached family home is located on the outskirts of town and boasts two reception rooms, two brick outhouses, three well proportioned bedrooms, substantial rear garden, well equipped kitchen, shower room and an elevated position.

You're welcomed into the property via the hallway with useful under stairs storage. The living room is located to the front of the property, has bay fronted window and living flame gas fire. The kitchen is fitted with a range of base and eye level units, electric grill/oven, gas hob, extractor, recess for a fridge/freezer and has the potential to be converted into an open plan dining kitchen, subject to the relevant planning and building regulation approval. The dining room is a sizeable space and can easily accommodate a family sized table and chairs.

To the first floor the landing provides access to three bedrooms and a shower room. The shower room comprises of corner shower with chrome fitment, vanity unit and low-level WC. Externally to the frontage is a stepped access and gated access to the side.

To the side are two brick built outhouses, WC and the rear garden is laid to lawn and Indian stone patio.

### Situation

This family 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.





### Hallway

Upvc double glazed door to the front elevation, Upvc double glazed window to the side elevation, stairs to the first floor, under stairs storage cupboard.

### Living Room 12' 4" x 12' 8" (3.75m x 3.86m)

Bay window to the front elevation, living flame gas fireplace set within a marble effect surround, hearth, wood mantle.

### Kitchen 10' 11" x 7' 5" (3.33m x 2.27m)

Range of fitted units to the base and eye level, integral electric grill/oven, four ring gas hob, extractor, stainless steel sink, plumbing for a washing machine, Upvc double glazed window to the rear elevation, Upvc double glazed door to the side elevation, recess with space for a free standing fridge/freezer.

### Dining Room 10' 8" x 10' 11" (3.26m x 3.34m)

Upvc double glazed window to the rear elevation, radiator.

### First Floor

#### Landing

Upvc double glazed window to the side elevation.

### Bedroom One 12' 3" x 10' 8" (3.73m x 3.26m)

Upvc double glazed window to the rear elevation, radiator.

### Bedroom Two 11' 2" x 12' 2" (3.40m x 3.72m)

Built in wardrobes and storage cupboard, UPVC double glazed window to the front elevation.

### Bedroom Three 8' 0" x 7' 11" (2.45m x 2.41m)

UPVC window to the front elevation.

### Bathroom 5' 2" x 6' 4" (1.57m x 1.92m)

Vanity wash hand basin, low level WC, corner shower with chrome fitment, chrome heated ladder radiator, tiled, Upvc double glazed window to the rear elevation.

### Externally

Steps to the front door, hedged boundary, area laid to gravel. To the side gated access, two brick outhouses, outside toilet, Indian stone patio. To the rear Indian stone patio, area laid to lawn, fenced boundaries.

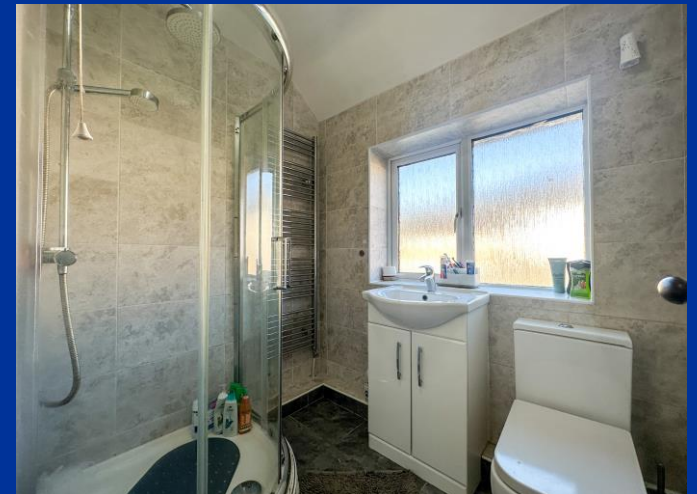




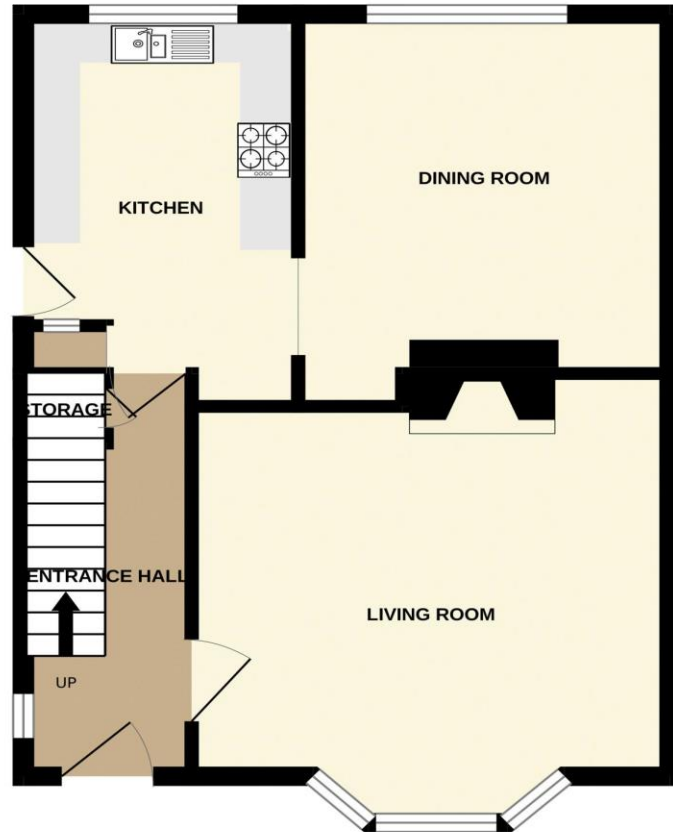
Note:  
Council Tax Band: B

EPC Rating: C

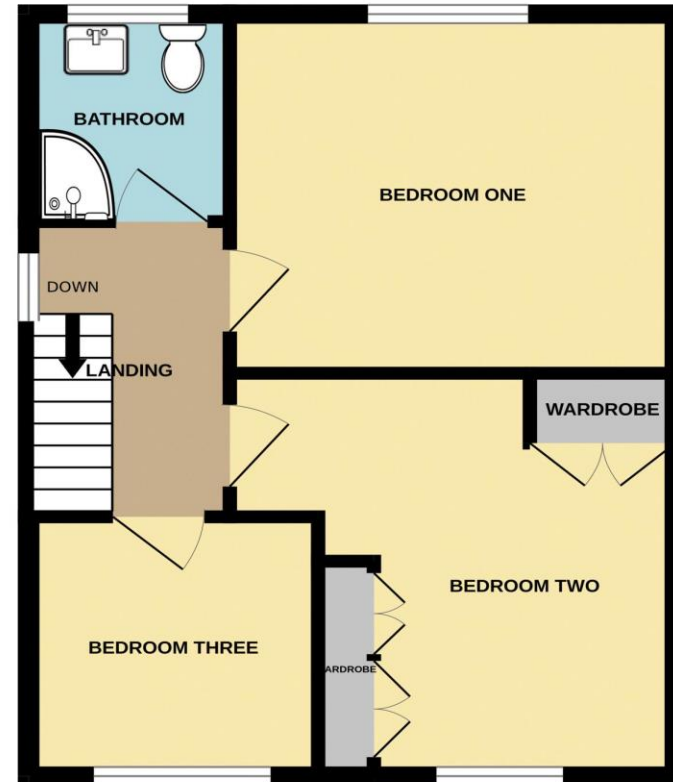
Tenure: believed to be Freehold



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.

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## Directions

From our Derby Street, Leek, offices proceed out of the town on the A520 Cheddleton Road, follow this road for a short distance taking the second turning right into Selborne Road and the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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