



Burton Street, Leek, ST13 8BT.  
Offers in the Region Of £160,000

Est. 1930  
**Whittaker  
& Biggs**

## Burton Street, Leek, ST13 8BT.

This two bedroom semi detached home is located on an elevated corner plot towards the West End of town, with impressive gardens to the front, side and driveway to the rear. The driveway is accessed from Geoffrey Avenue and provides off street parking and a garage. The spacious accommodation comprises of an entrance hallway, sizeable 14ft living/dining room with bay window to the front elevation and parquet flooring underneath the carpet. The L-shaped kitchen/utility room, has a good range of fitted units to the base and eye level, integral grill, oven, gas hob, plumbing for a washing machine and dishwasher. Access to the rear garden is made via the kitchen. To the first floor is a landing area, two DOUBLE bedrooms and a family bathroom which consists of a panel bath, low level WC and pedestal wash hand basin. The property is warmed by a gas fired central heating boiler. Externally there are spacious gardens surrounding the front, side and rear, with pedestrian gated access to the front and side. The garden is mainly laid to lawn with fenced and hedged boundaries, raised bedding areas and patio to the rear. A viewing comes highly recommended to appreciate the properties position, substantial corner plot.

### Situation

Located on the outskirts of town, just a short walk away from Morrisons and Leek town centre, good commuting links to the Potteries and the rest of the Staffordshire Moorlands.



### Entrance Hallway

Upvc double glazed door with inset feature glazed panels to the front elevation, radiator, stairs to the first floor, Upvc double glazed window to the side elevation.

### Living/Dining Room 15' 0" x 11' 11" (4.56m plus bay x 3.64m)

Double glazed bay window to the front elevation, radiator, part panelled walls, parquet flooring underneath the carpet, fireplace incorporating open fire with tiled surround, hearth and wood mantle over.

### Kitchen 9' 0" x 7' 6" (2.75m x 2.29m)

Having range of units to the base and eye level, roll top work surfaces over, four ring Creda gas hob, integral Creda electric fan assisted oven and grill, breakfast bar, one and a half stainless steel sink unit with mixer tap over, plumbing for dishwasher, part tiled walls.

### Inner Hallway

Upvc double glazed door to the rear elevation, radiator,

### Utility Room 6' 6" x 4' 0" (1.99m x 1.23m)

Plumbing for automatic washing machine, space for free standing fridge freezer, window to the rear elevation.

### First Floor Landing

Upvc double glazed window to the side elevation, loft access.

### Master Bedroom 14' 6" x 10' 0" (4.43m x 3.04m max measurement)

Two Upvc double glazed windows to the front elevation, built in storage cupboard, radiator.

### Bedroom Two 9' 11" x 9' 1" (3.03m x 2.77m max measurement)

Upvc double glazed window to the rear elevation, radiator.

### Bathroom 7' 6" x 5' 9" (2.28m x 1.75m)

White suite comprising panel bath having shower fitment above, pedestal wash hand basin, low level WC, radiator, built in storage cupboard, fully tiled walls, Upvc double glazed frosted window to the rear elevation.

### Outside

The property is accessed via pedestrian gate with steps leading to the front elevation, area laid to lawn to the side elevation incorporating inset borders, hedged boundaries and pedestrian gated access from Geoffrey Avenue.

### Rear Garden

Patio area, with inset borders, timber and felt garden shed, hedged and fenced boundaries, steps leading to the driveway and giving access to:

### Garage

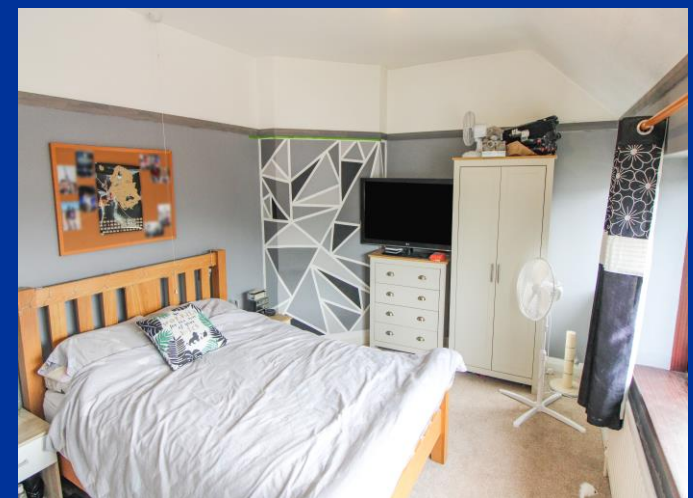
Concrete sectional garage having up and over door.

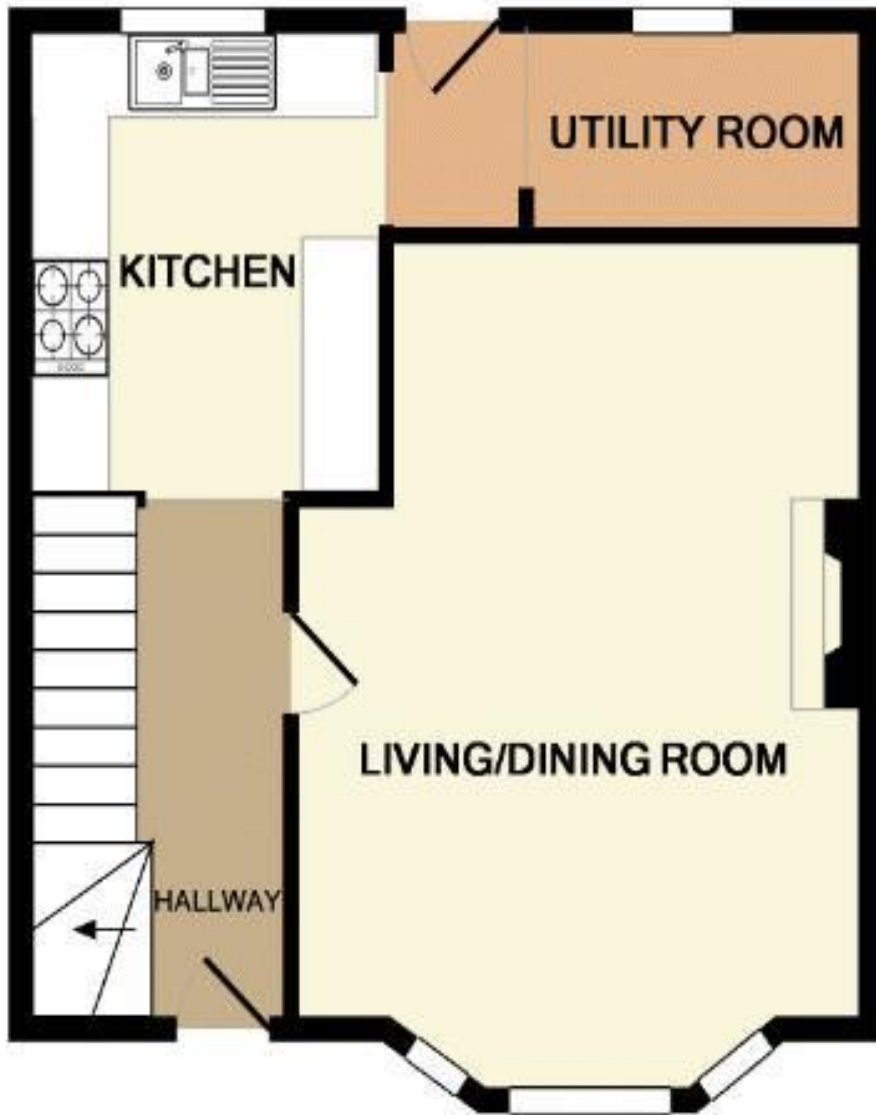


Note:  
Council Tax Band: B

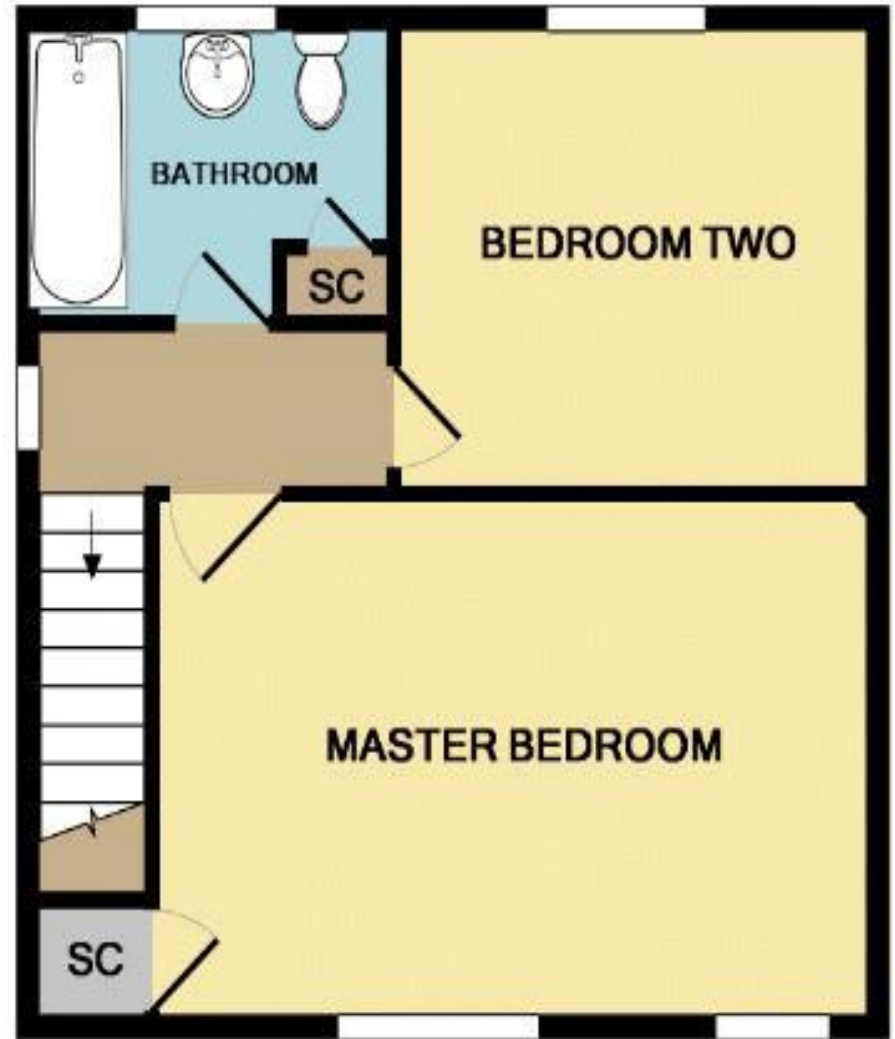
EPC Rating: D

Tenure: believed to be Freehold





GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead on to Broad Street. Follow this road and at the mini roundabout turn right into Burton Street and the property is located on the right hand side, identifiable by Whittaker & Biggs for sale board.

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