



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**16 West Street, Leek, ST13 8AA**

**Offers In Excess Of £110,000**

A Two Bedroom terraced property, within walking distance of Leek's market town centre. With gas central heating throughout and UPVC double glazing the property briefly comprises: Lounge; Dining Kitchen and Utility to the ground floor with Two bedrooms and Bathroom to the first floor; outside is a flagged patio style yard to the rear.



### Situation

Located just outside Leek's market town centre within easy walking distance of the town's amenities. Also within easy travel distance of surrounding towns and further commuting routes.

### Directions

From our Leek office proceed along Ball Haye Street, at the traffic lights turn left onto Stockwell Street, follow this road for approximately half a mile taking the left hand fork onto West Street where the property will be found a short way along on your right hand side, identified by our "For Sale" board.

### Accommodation Comprises

A UPVC entrance door leading into: -

**Lounge 12'0" x 10'11" (3.670 x 3.336)**



UPVC double glazed window to the front aspect, corner cupboard housing electricity consumer unit, gas meter and electricity pre-pay meters, radiator.

**Dining Kitchen 11'0" x 10'6" (3.344 x 3.207)**



UPVC double glazed window to the rear aspect, range of base units with work surfaces over and tiled splashbacks, inset stainless steel sink and drainer unit with mixer tap, built in electric cooker with electric hob and extractor hood over, matching

wall units, radiator.

Useful understairs storage.

**Utility Room 6'9" x 5'4" (2.062 x 1.631)**

UPVC double glazed window to the rear aspect, UPVC door to the side aspect and yard, work surface, plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge, wall mounted "Glow Worm" boiler.

### First Floor Landing

With loft access.

**Bedroom One 12'1" x 10'11" (3.683 x 3.326)**



UPVC double glazed window to the front aspect, radiator.

**Bedroom Two 11'0" x 5'10" (3.350 x 1.776)**



UPVC double glazed window to the rear aspect, radiator.



## Bathroom



UPVC double glazed frosted window to the rear aspect, suite comprises a panelled bath with mixer shower over, low level W.C. , wash hand basin in vanity with cupboards beneath.

## Outside



An enclosed rear yard with concrete flagged patio yard, access to shared alleyway back to West Street.



## Services

We believe all mains services are connected.

## Viewings

By prior arrangement through the Agent.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

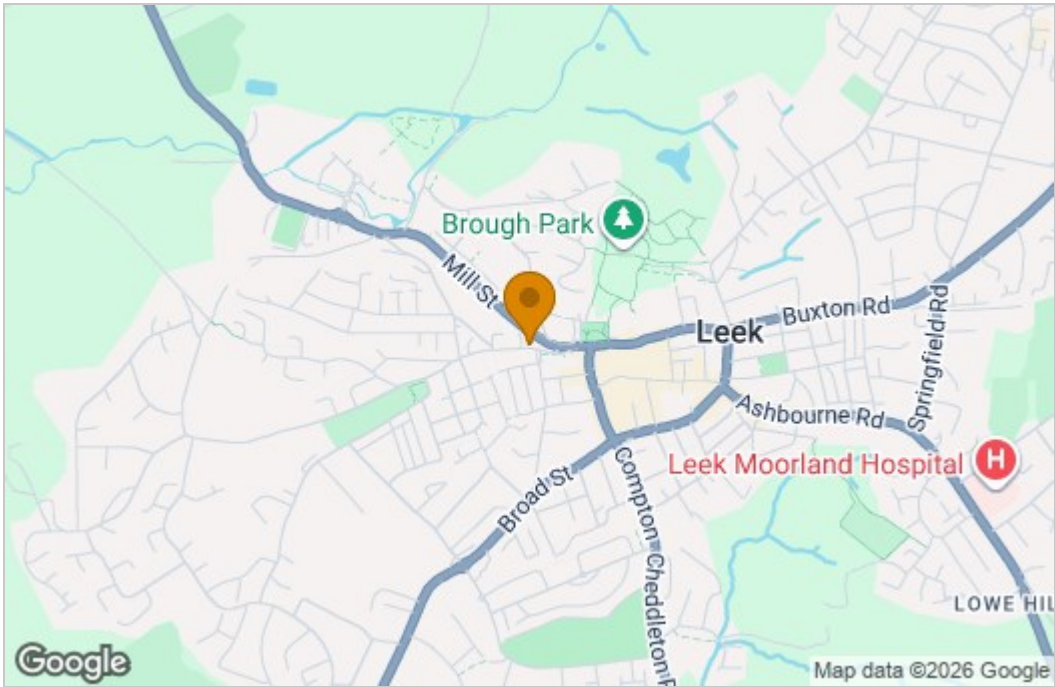
## Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

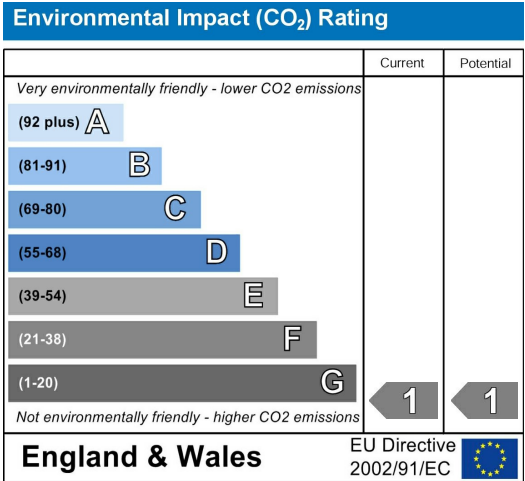
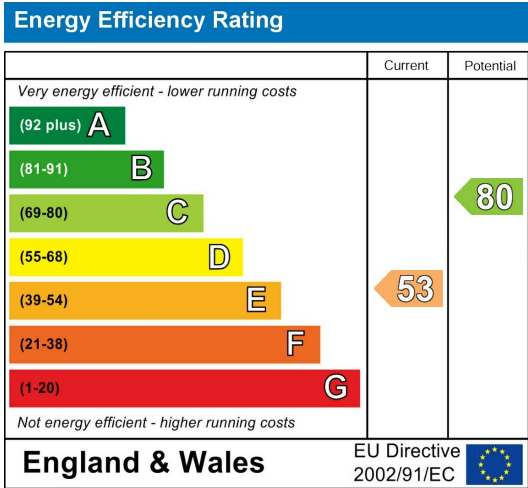
## Tenure and Possession

We believe the property is freehold and vacant possession will be given upon completion.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.