



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



10 Milner Terrace, Leek, ST13 6BY Offers In The Region Of £174,950

An excellent opportunity to acquire this spacious three bedroom semi detached home situated to the East End of the town. The property offers deceptive accommodation comprising living room with space for a table and chairs, fully fitted kitchen being open plan into the conservatory which over looks the private gardens at the rear, downstairs wc and storage, to the first floor are two spacious bedrooms and family sized bathroom offering a corner shower and a feature sunken bath, with a further bedroom located to the second floor. Ample off road parking to the front aspect with enclosed private gardens at the rear. Internal viewing is a MUST to be fully appreciated.



Directions

From our Derby Street office proceed along Ball Haye Street to the traffic lights and turn right onto Buxton Road. Follow this road taking the second turning left into Prince Street and the first right into Carlton Terrace. Take the second turning left into Milner Terrace where the property is situated a short distance along on the right hand side identifiable by our For Sale board.

Situation

This property is ideally situated to the market town of Leek and all amenities. Good for commuting to the Staffordshire, Cheshire and Derbyshire borders.

Entrance Hall

External door to side, stone floor and staircase off.

Living Room 18'4" x 11'11" (5.61 x 3.64)



uPVC double glazed windows to front and side, radiator, fireplace incorporating log burner, stone floor.



Kitchen 12'2" x 9'9" (3.73 x 2.99)



Range of kitchen units with work surfaces over, two bowl stainless steel sink unit, built in electric oven, five ring hob with extractor over, radiator, stone floor, open plan to conservatory.

Conservatory 15'8" x 7'3" (4.80 x 2.21)



Having windows to three elevations and patio doors to rear garden, radiator, stone floor.

First Floor Landing

uPVC double glazed window to rear, radiator. Door to Second floor Bedroom Three.

Bedroom One 12'0" x 11'10" (3.66 x 3.63)



uPVC double glazed window to front, radiator.

Bedroom Two 12'8" x 6'11" (3.87 x 2.12)



Two uPVC double glazed windows to rear aspect, radiator, laminate floor, built in wardrobe.

Family Bathroom 11'11" x 6'8" (3.64 x 2.05)



White suite comprising sunken bath, low level wc, wash hand basin, corner shower cubicle, uPVC double glazed frosted window to front aspect, heated towel rail, tiled floor.

Understairs Store

Downstairs wc

Housing low level wc, wash hand basin, stone floor, uzpVC double glazed frosted window to side, radiator.

Second Floor Bedroom Three 11'8" x 10'5" (3.56 x 3.19)

Two Velux windows to rear aspect, under eaves storage, laminate floor.

Outside

Off road parking to the front aspect.

Rear gardens



Enclosed rear gardens laid to gravel with patio raised borders and timber garden shed.

Services

The property is connected to mains electricity, water and drainage.

Tenure & Possession

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

Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council. Council Tax Band B.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

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

Wayleaves & Easements

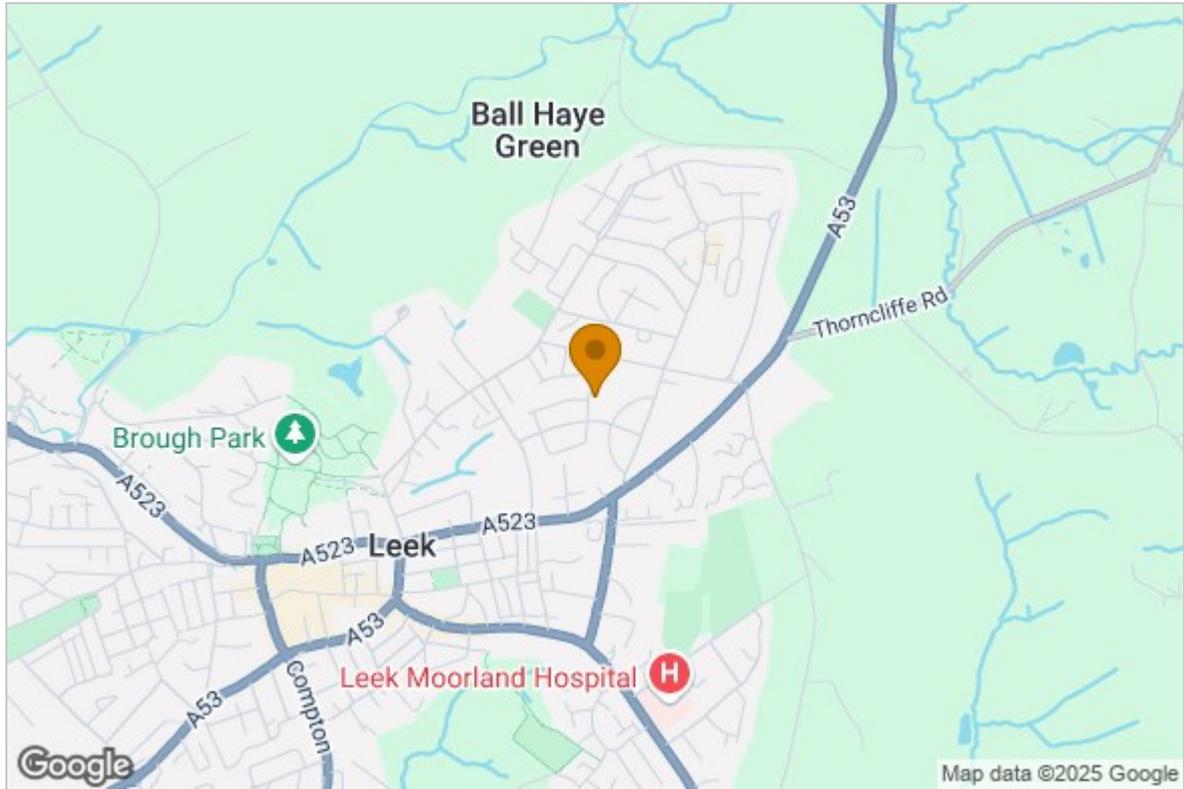
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive

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.

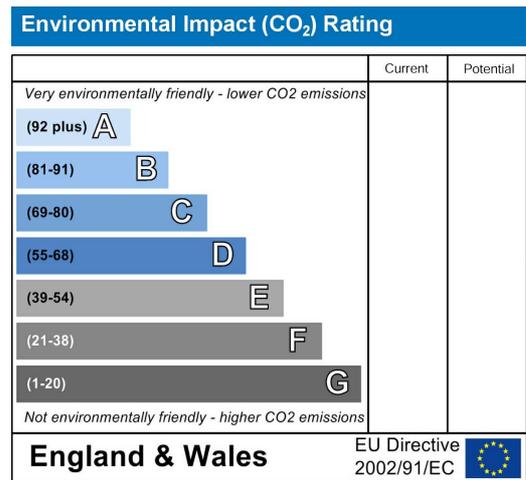
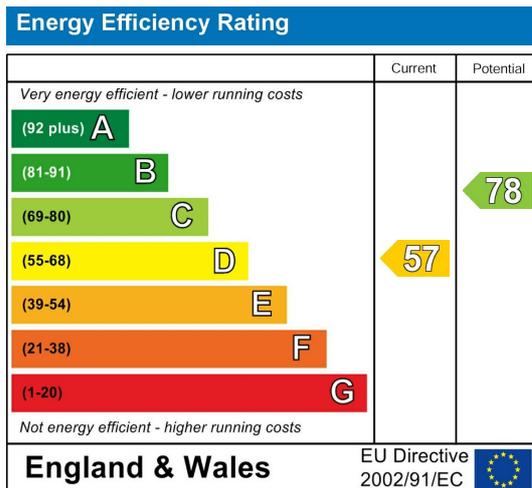
[Please Note](#)

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. The buyer is advised to obtain verification from their Solicitor or Surveyor.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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