



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



19 Hencroft, Leek, ST13 8EY

Offers Over £145,000

A good sized two bedroom home, located on the edge of Leek's town centre. The property benefits from off road parking and an external outbuilding. The accommodation offers a living room and dining kitchen, along with two bedrooms and a family bathroom.

Viewing is highly recommended to appreciate the location and accommodation that the property benefits from.



Directions

From our Derby Street Office travel along Ball Haye Street to the crossroads and turn left on to Stockwell Street and continue onto Mill Street. At the bottom of Mill Street take the right hand turn into Hencroft and the property will be indicated by our 'For Sale' board.

Situation

The property is situated on the outskirts of Leek Town Centre in the West end of Leek. The property is within close proximity to many local amenities such as Sainsbury's, other independant shops, churches, public houses, public transport and many schools.

Accommodation Comprises:

Entrance Hall

With UPVC double glazed door and window to the front aspect, single radiator and built in cloak cupboard.

Living Room 3.18m x 4.36m



Having a UPVC double glazed window to the front aspect and a single radiator.



Kitchen/Dining Room 3.83m x 4.60m



Benefitting from UPVC double glazed patio doors and windows to the rear aspect, under stairs store cupboard, double radiator, base and wall cupboards, breakfast bar, inglenook incorporating four ring gas hob with extractor fan above, electric oven, one and half bowl sink unit with mixer tap, plumbing for washing machine, and space for tumble dryer.



First Floor Landing

With loft access and built in airing cupboard.

Bedroom One 3.11m x 4.38m



Having a UPVC double glazed window to the front aspect, single radiator and built in wardrobes.

Bedroom Two 3.75m x 2.55m



With a UPVC double glazed window to the rear aspect, single radiator and built in wardrobe.

Shower Room 1.66m x 2.09m



With a UPVC double glazed frosted window to the rear aspect, low level lavatory, pedestal wash hand

basin, walk in shower cubicle, heated towel rail and part tiled walls.

Outside



To the front of the property there is tarmac driveway providing off road parking, along with rear gardens laid to patio with lawned gardens, pedestrian gated access and a brick outbuilding.

Viewings

By prior arrangement through Graham Watkins & Co.

Council Tax Band and Local Authority

We believe the property is in band B and the local authority is Staffordshire Moorlands District Council.

Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Measurements

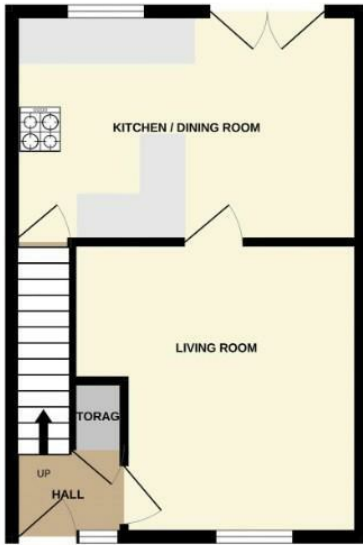
All measurements given are approximate and are 'maximum' measurements.

Please Note

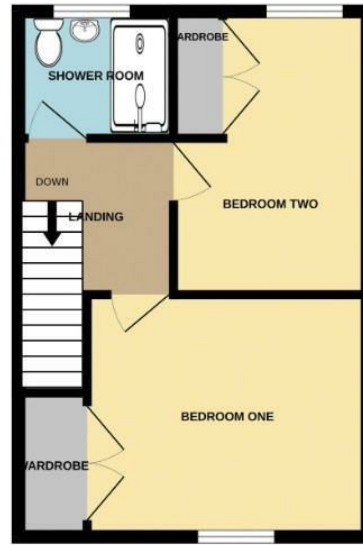
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Floor Plan

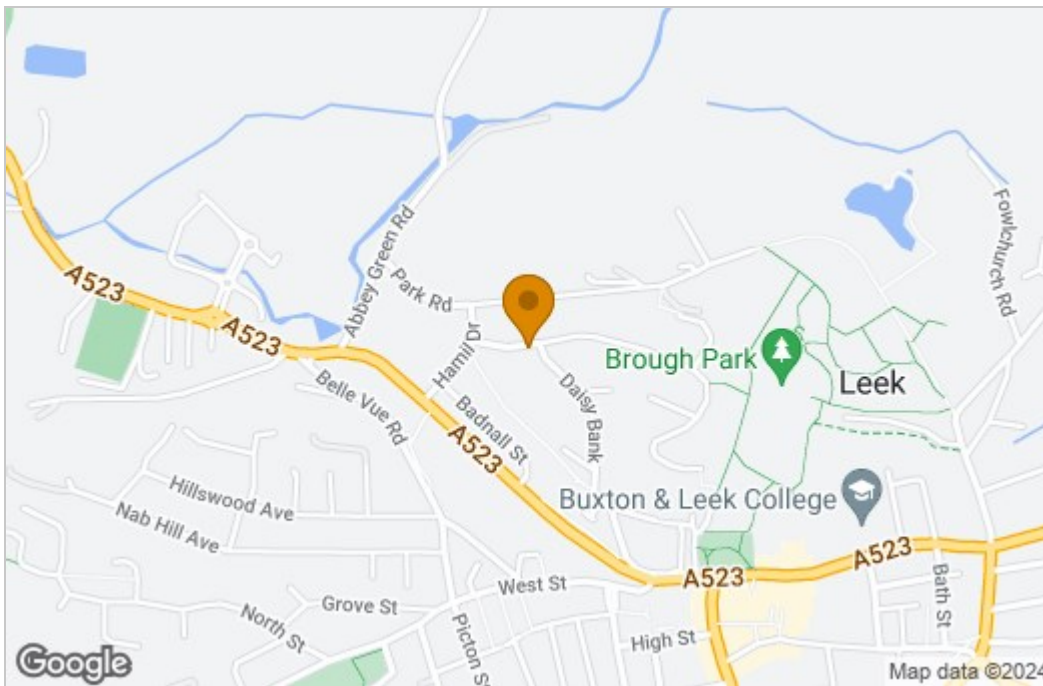
GROUND FLOOR



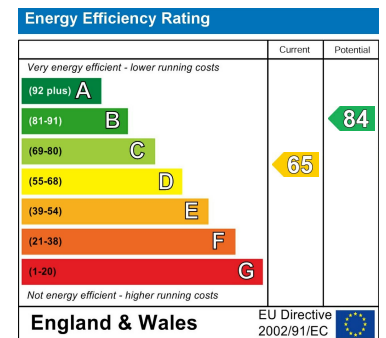
1ST FLOOR



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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