



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



29 Morley Street, Leek, ST13 8BE

Offers In The Region Of £159,950

A spacious and recently refurbished two bedroom home, located in the West End of Leek. This family home offers a good sized sitting room, kitchen, pantry and downstairs W.C. The first floor provides two bedrooms and bathroom. The property has been updated and refurbished throughout with newly fitted carpets and all white goods in the kitchen, and benefits from the front two rooms being flooded with sunshine in the afternoons. Externally, the property has a flagged and fenced forecourt, and to the rear there is a modern low maintenance enclosed garden with flagged patio area, artificial lawn and timber garden shed.

Viewing is highly recommended to appreciate the location and accommodation on offer.



Situation

Located in a popular residential area in the West End of Leek, within walking distance of local schools and also the market town centre.

Directions

From the centre of town, take the A53 on to Broad Street and proceed down, turning right at the Morrison's mini roundabout. Proceed up Burton Street to the top and turn right onto Spring Gardens. Take the second right onto Morley Street, where the property will be found on the left hand side, identified by our 'For Sale' board.

Accommodation Comprises

Front Entrance Hall

With newly fitted uPVC front entrance door with glazed panes, fitted neutral carpet, stairs to the first floor, radiator, heating controls and ceiling light point.

Sitting Room 14'0" x 12'11" (4.27 x 3.95)



A good sized sitting room that enjoys the afternoon sun, with newly fitted neutral carpet, large uPVC double glazed window to the front aspect which floods the room with sunlight, radiator, TV aerial point, electric fire set in a marble and wooden fireplace and ceiling light point.



Kitchen 14'4" x 8'5" (4.37 x 2.57)



A recently updated kitchen with vinyl flooring, two uPVC double glazed windows to the rear aspect, uPVC rear entrance door with obscured glazed panes, radiator, tall fridge/freezer, washing machine, dishwasher, electric cooker. A range of base cupboards and drawers with matching work tops, inset stainless steel sink with drainer unit and mixer tap and wall mounted Baxi combination boiler.



Pantry

With fitted storage, ceiling light point and uPVC double glazed window to the side aspect.

Downstairs WC

With obscured double glazed window to the side aspect, low level lavatory, radiator and ceiling light point.

Stairs to First Floor Landing

With newly fitted neutral carpet, uPVC double glazed window to the side aspect and ceiling light point.

Bathroom 7'4" x 6'5" (2.24 x 1.98)



The bathroom has vinyl flooring, part tiled walls, uPVC obscured double glazed window to the rear aspect, low level lavatory, bath with shower fitment above, pedestal wash hand basin, heated towel rail and ceiling light point.

Bedroom Two 12'0" x 10'6" (3.67 x 3.21)



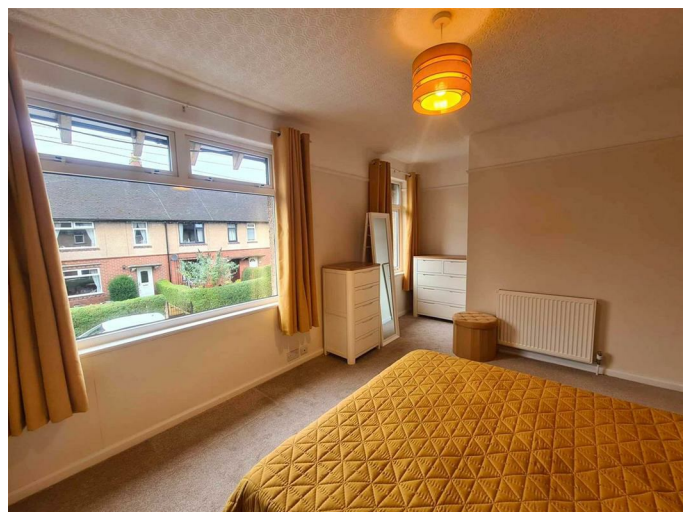
Having newly fitted neutral carpet, uPVC double glazed window to the rear aspect, radiator and ceiling light point.



Master Bedroom 17'4" x 10'11" (5.30 x 3.34)



A good sized double bedroom which offers newly fitted neutral carpet, two uPVC double glazed windows to the front aspect which flood the room with sunlight, integrated storage, radiator and ceiling light point.



Outside



Externally the property benefits from a fenced forecourt with flagstones.

To the rear of the property there is a modern low maintenance garden with flower borders, artificial grass area, flagged patio area and timber garden shed.



Tenure & Possession

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

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe all mains services are connected.

Council Tax Band and Local Authority

We believe the council tax band is A and local authority is Staffordshire Moorlands.

Measurements

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

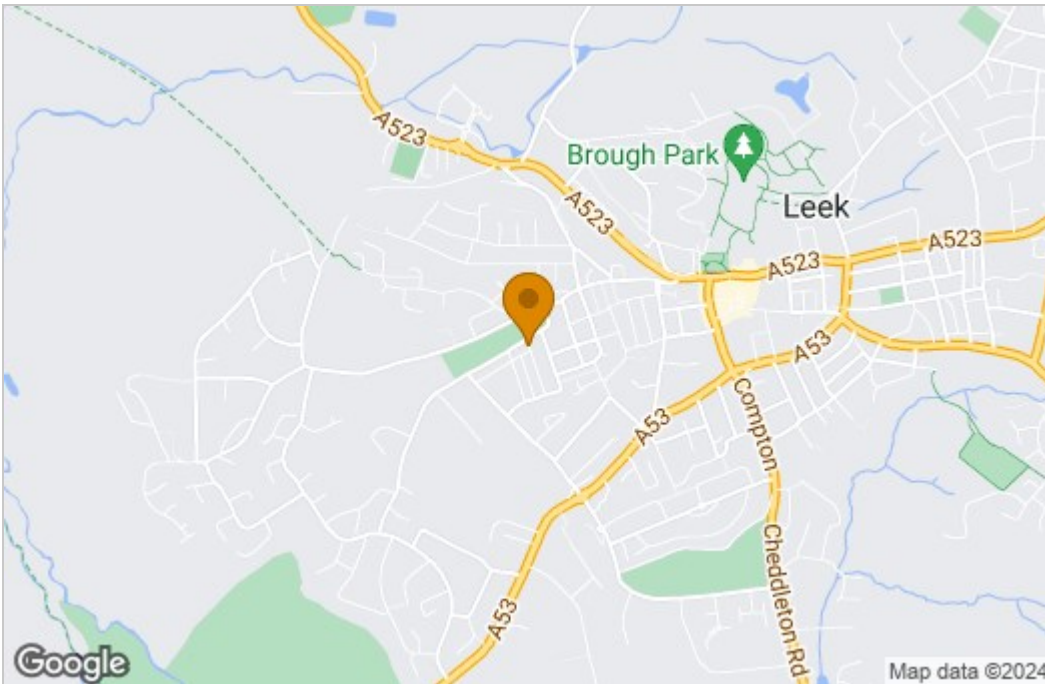
Please Note

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.

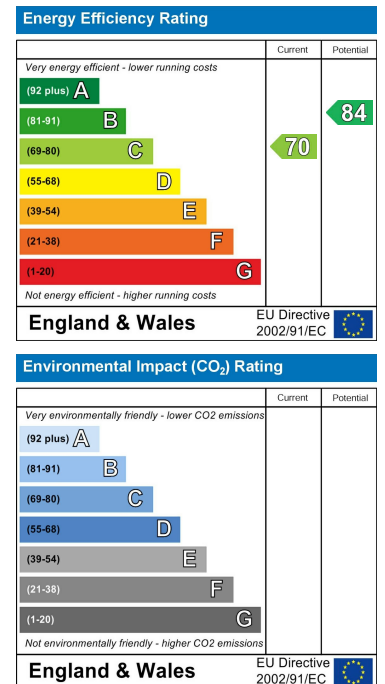
Floor Plan



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.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>