



Whittaker & Biggs



## 58 Shoobridge Street, Leek, Staffordshire, ST13 5JZ

Offers In The Region Of £135,000

- Two bedroom mid terraced home
- Low maintenance paved rear garden
- Excellent opportunity for first-time buyers or buy to let investors
- Conveniently located close to the town centre
- Spacious breakfast kitchen
- Council tax band A

# 58 Shoobridge Street, Leek ST13 5JZ

Nestled in the charming town of Leek, Staffordshire Moorlands, this delightful two-bedroom mid-terrace home on Shoobridge Street presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The heart of the home is a spacious breakfast kitchen, perfect for enjoying morning meals or entertaining guests. Its practical layout ensures that cooking and dining can be enjoyed in comfort.

Outside, the low maintenance paved rear garden offers a private retreat, ideal for those who appreciate outdoor space without the burden of extensive upkeep. This area is perfect for enjoying a quiet evening or hosting friends for a summer barbecue.



Council Tax Band: A



### **Living Room**

11'6" into recess x 11'3"

Upvc double glazed window and door to the front elevation, radiator, wall mounted electric fire, built in meter cupboard.

### **Breakfast Kitchen**

15'2" x 11'7" max measurement

Understairs storage, range of fitted units to the base and eye level, stainless steel 1 1/2 sink, chrome mixer tap, plumbing for a washing machine, tiled splash backs, Upvc double glazed window to the rear, space for free standing fridge freezer, space for a breakfast table, radiator, gas hob, grill and oven, access to the inner hallway and first floor.

### **Inner Hallway**

5'8" x 5'4"

Upvc double glazed door to the side, built in cupboards housing the Baxi gas fired boiler, space for a dryer.

### **Bathroom**

6'11" x 4'11"

Panel bath, mixer tap with shower head, low level WC, pedestal wash hand basin, Upvc double glazed window to the side, tiled splash backs, chrome heated ladder radiator.

### **First Floor**

#### **Landing**

### **Bedroom One**

12'0" x 11'7"

Upvc double glazed window to the rear, radiator, built in wardrobe.

### **Bedroom Two**

11'5" x 11'2"

Upvc double glazed window to the front, radiator.

### **Externally**

Rear garden is laid to patio, hedge and fenced boundary, electric point, outside water tap.

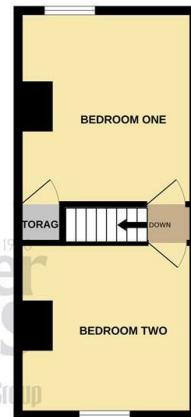




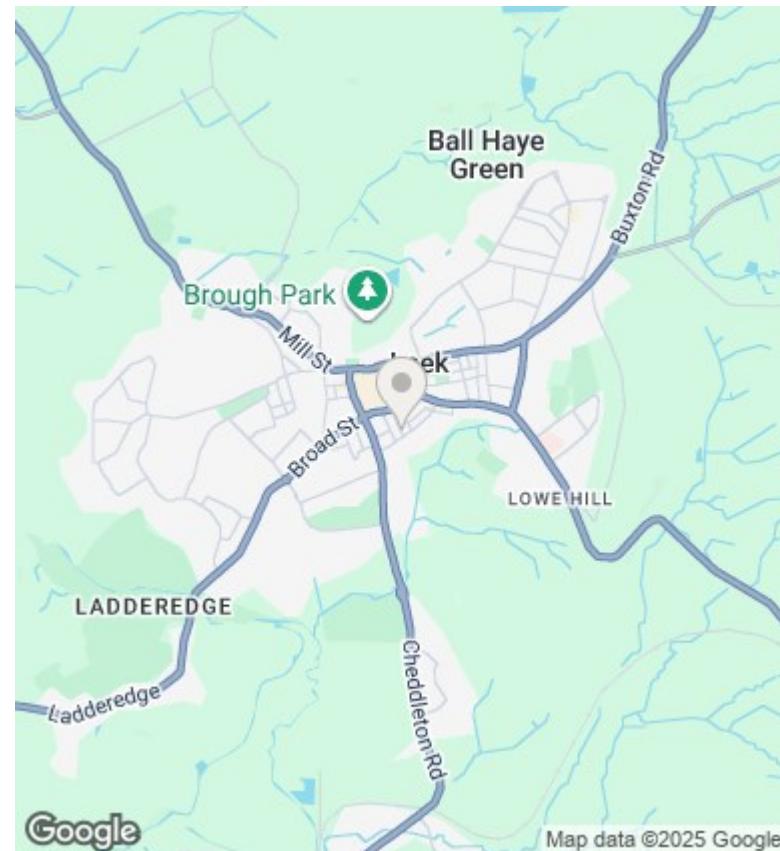
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The surveyor has not tested any services or equipment and no guarantee can be given as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC