



## 16 Bath Street, Leek, ST13 6JH

Offers In Excess Of £135,000

- Mid terraced property
- First floor bathroom
- Great investment property
- Three bedrooms
- Utility and WC
- NO CHAIN!
- Located in Leek town Centre
- Council tax band A



# 16 Bath Street, Leek ST13 6JH

Whittaker & Biggs are delighted to bring to the market this mid-terraced house on Bath Street, offering a delightful blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The first-floor bathroom is thoughtfully designed, providing easy access for all residents, while the ground floor features a convenient WC and utility area, enhancing the practicality of daily living.

The property boasts elegant UPVC double glazed sash windows at the front of the property, which not only add to its aesthetic appeal but also ensure energy efficiency and sound insulation. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home.



Council Tax Band: A



## Ground Floor

### Sitting Room

11'9" x 11'5"

UPVC double glazed door with transom window to the frontage, UPVC double glazed sash window to the frontage, radiator, wall mounted electric fire, stairs down to the cellar.

### Kitchen

11'8" x 11'8"

UPVC double glazed window to the rear, units to the base and eye level, Stoves Newhome gas hob, stainless steel sink and drainer, chrome mixer tap, dresser unit, radiator, stairs to the first floor.

### Utility

7'2" x 6'1"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, worktop, space and plumbing for a washing machine, radiator.

### WC

6'0" x 2'9"

UPVC double glazed window to the side aspect, wall mounted wash hand basin, chrome taps, low level WC, radiator.

## First Floor

### Landing

7'9" x 2'4"

Radiator, stairs to the second floor.

## Bathroom

11'7" x 4'7"

UPVC double glazed window to the rear, panel bath, chrome taps, separate shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, radiator.

### Bedroom One

11'10" x 11'5"

UPVC double glazed sash window to the frontage, radiator, built in store cupboard.

### Bedroom Two

6'6" x 6'6"

UPVC double glazed window to the rear, radiator.

## Second Floor

### Loft Bedroom

18'4" x 11'7"

Velux skylight to the frontage, radiator.

### Cellar

14'10" x 6'3"

Stairs down.

## Externally

To the rear, block paved courtyard, shared gated access at the rear, storage shed.

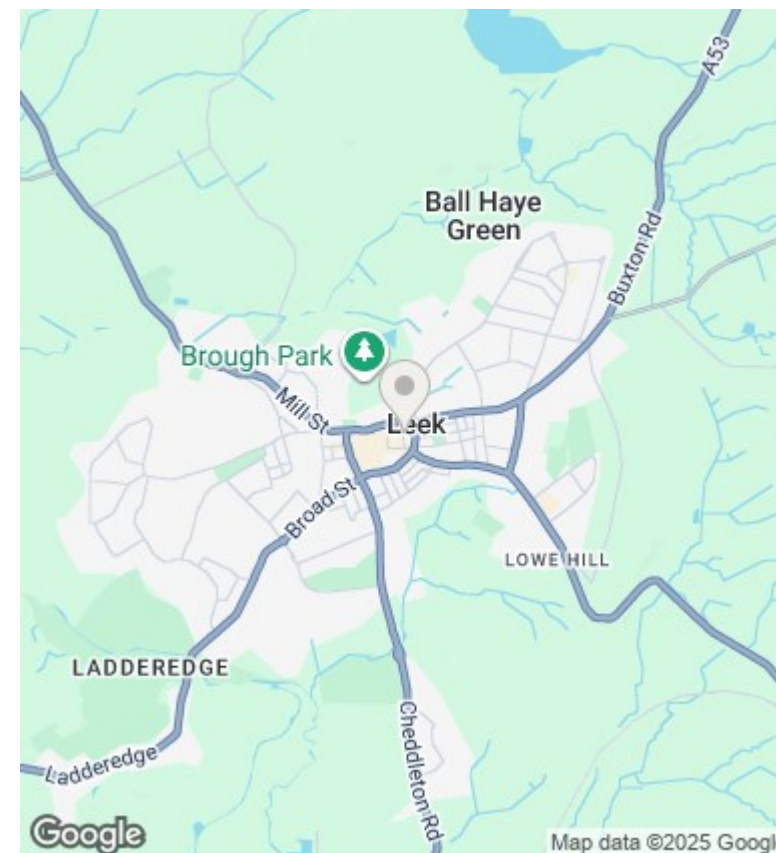








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		