



## 35 Cruso Street, Leek, Staffordshire, ST13 8BN

Offers In The Region Of £175,000

- Four bedroom terrace house
- Located on the outskirts of town
- Renovation project with lots of potential
- Two reception rooms
- Accommodation over three floors
- Enclosed garden to the rear



# 35 Cruso Street, Leek ST13 8BN

This four-bedroom terrace home is deceptively spacious having accommodation over three floors. The property is conveniently located on the outskirts of town and is in need of refurbishment throughout, but offers so much potential!

The property boasts two reception rooms, 18ft kitchen, hallway with minton floor, four well proportioned bedrooms, well equipped bathroom to the first floor and enclosed garden to the rear.

You're welcomed into the property via the hallway, then into the living room. The living room has a gas fire, bi-fold doors providing access into the dining room. The kitchen has a range of units to the base level, gas cooker point, space for a washing machine, dryer, stainless steel sink, understairs storage and access to the rear garden.



Council Tax Band: B



### **Hallway**

Wood glazed door to the front elevation, Minton tiled floor, stairs to the first floor. - Size : -

### **Dining Room**

12'4" x 10'7"

Gas fire set on tiled hearth, built in cupboard, two UPVC double glazed windows to the front elevation, cornicing. - Size : - 12' 4" x 10' 7" (3.75m x 3.23m)

### **Living Room**

13'1" x 10'7"

UPVC double glazed window to the rear elevation, gas fire set on marble style hearth, bi fold glazed doors into the Dining Room. - Size : - 13' 1" x 10' 7" (4.00m x 3.23m)

### **Kitchen**

18'7" x 7'6"

Understairs storage cupboard, fitted units to the base and eye level, stainless steel sink unit with taps, gas cooker point, plumbing for washing machine, space for dryer, space for freestanding fridge/freezer, tiled, Santon water heater, two UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation. - Size : - 18' 7" x 7' 6" (5.67m max measurement x 2.28m)

### **First Floor**

- Size : -

### **Landing**

Staircase to the second floor. - Size : -

### **Bedroom One**

12'4" x 13'11"

Two UPVC double glazed windows to the front elevation, built in his and hers wardrobes. - Size : - 12' 4" x 13' 11" (3.77m x 4.23m)

### **Bedroom Two**

13'2" x 8'7"

UPVC double glazed window to the rear elevation. - Size : - 13' 2" x 8' 7" (4.01m x 2.62m)

### **Bathroom**

10'2" x 7'4"

Panelled bath with Triton electric shower over, lower level WC, pedestal wash hand basin. Airing cupboard, loft access, partly tiled, Velux style window to the rear elevation. - Size : - 10' 2" x 7' 4" (3.09m x 2.24m)

### **Second Floor**

- Size : -

### **Landing**

- Size : -

### **Bedroom Three**

12'4" x 14'0" (Maximum Measure

UPVC double glazed window to the front elevation, internal glazed window.

### **Bedroom Four**

13'6" x 10'0"

Velux style window to the rear elevation, internal glazed window.



### Externally

36'8" x 13'11"

Laid to patio, walled and fenced boundaries, patio area, gated access to the rear.

### Garden Store

Brick constructed, door to side. - Size : -



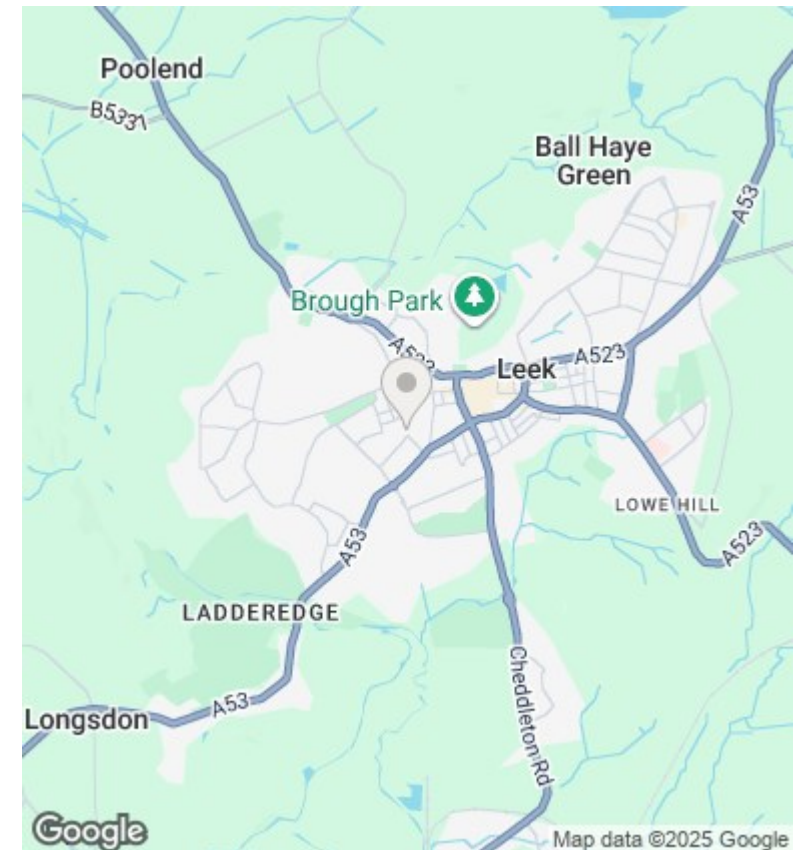








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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## Directions

From our Derby Street Leek offices proceed along Haywood Street and at the traffic lights proceed straight ahead into Broad Street, follow this road for a short distance taking the second turning right into Cruso Street, where the property is situated on the right hand side, identifiable by our Whittaker and Biggs for sale sign.

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		