



## 30 Wood Street, Leek, ST13 5LX

Offers In The Region Of £130,000

- Two bedroom terrace home
- First floor bathroom
- Walking distance of the town centre
- Well presented throughout
- Rear Garden
- NO CHAIN
- Two reception rooms
- Well equipped kitchen
- Ideal first time buy, or buy to let investment

# 30 Wood Street, Leek ST13 5LX

Nestled in the charming town of Leek, Staffordshire Moorlands, this delightful two-bedroom terraced house on Wood Street presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The well-proportioned bedrooms provide a comfortable retreat, while the first-floor bathroom adds convenience to daily living. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this property is the lovely rear garden, offering a private outdoor space to relax and unwind. Additionally, the location is highly desirable, as it is within walking distance of the town centre, where you can find a variety of shops, cafes, and local amenities.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a promising rental opportunity, this terraced house is a must-see. Don't miss out on the chance to own a piece of Leek's vibrant community.



Council Tax Band: A



### **Living Room**

11'10" x 10'4"

Upvc double glazed door and windows to the front elevation, radiator, storage cupboard with shelving housing meters, living flame gas fire set within a marble style hearth, surround and wood mantle.

### **Dining Room**

13'10" x 11'10"

Stairs to the first floor, radiator, Upvc double glazed window to the rear, gas fire, tiled surround, stone hearth, wood mantle.

### **Kitchen**

9'1" x 6'6"

Range of fitted units to the base and eye level, stainless steel sink with drainer, mixer tap, Upvc double glazed window to the side, Upvc double glazed window to the rear. UPVC double glazed door to the side, gas fired central heating boiler, four ring gas hob, fan assisted oven, electric extractor fan, tiled splash backs, space for the freestanding fridge, space for a freestanding washing machine.

### **First Floor**

Landing with loft access.

### **Bedroom One**

11'10" x 10'5"

Upvc double glazed window to the front, radiator.

### **Bedroom Two**

10'11" x 6'0" max measurements

Upvc double glazed window to the rear, radiator, storage cupboard over stairs, cupboard housing immersion heated tank,

### **Bathroom**

10'11" x 6'0"

Pedestal wash hand basin, low level WC, panel bath with shower screen, Mira electric shower over, chrome heated ladder radiator, partly tiled.

### **Externally**

Paved garden, fenced and walled boundary, pedestrian access, borders.

### **AML REGULATIONS**

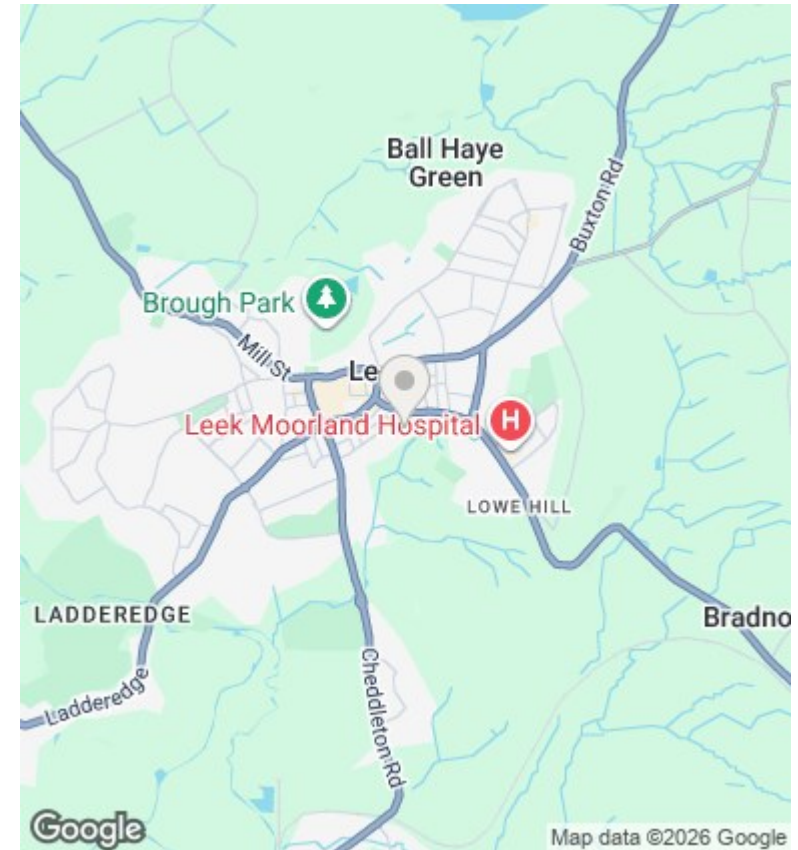
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 as to their operation or efficiency class. No guarantee is given.  
Made with Teleplan 12/2015



## Directions

## Viewings

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

## Council Tax Band

A

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | 80        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | 52                      |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |