



## 61 Wood Street, Leek, ST13 5LX

Offers In The Region Of £335,000

- Selling with NO CHAIN!
- Open plan kitchen and living room
- Bathroom with walk-in shower enclosure & freestanding bath
- The perfect blend of character and modern living
- Semi detached property
- Beautifully presented throughout
- South east facing rear garden
- Three bedrooms
- Two multi fuel burners
- Within walking distance of Leek town centre

# 61 Wood Street, Leek ST13 5LX

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this beautifully presented semi-detached house, built in 1930. With no upper chain involved, this property is ready for you to move in and make it your own.

The home boasts three well-proportioned bedrooms, providing ample space for families or those seeking a guest room or home office. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings in. At the rear, you will find an open plan kitchen and living room, designed to create a warm and welcoming atmosphere. The inclusion of a multi-fuel burners adds a touch of charm and warmth, making this space ideal for cosy gatherings.

The bathroom features a contemporary walk-in shower enclosure, as well as a freestanding bath, ensuring convenience and comfort for all residents. The south-east facing rear garden is a true highlight, providing a sunny retreat for outdoor relaxation or gardening enthusiasts.



Council Tax Band: C



Whittaker & Biggs  
Est. 1930  
Bespoke Group



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## **Ground Floor**

### **Hall**

12'8" x 6'0"

Composite double glazed door with transom windows and side light windows to the frontage, original tiled floor, understairs storage cupboard, radiator.

### **Sitting Room**

12'4" x 11'7"

UPVC double glazed bay window to the frontage, multi fuel burner, stone hearth, stone lintel, radiator.

### **Kitchen**

11'4" x 7'8"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, base units, island unit, solid wood worktop, Belling range oven, extractor hood, ceramic butler sink, chrome mixer tap, Hotpoint slimline dishwasher, Hotpoint washing machine, tiled floor, exposed wood, wall cupboard housing a gas fired Glow Worm combi boiler.

### **Living Room**

14'6" x 10'7"

UPVC double glazed bay window with door to the rear, multi fuel burner, stone hearth, exposed brick chimney breast, radiator.

## **First Floor**

### **Landing**

8'2" x 5'11"

UPVC double glazed window to the side aspect.

### **Bathroom**

9'3" x 6'1"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, rainfall shower head, double ended freestanding bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, white vertical column radiator, exposed brick.

### **Bedroom One**

15'4" x 12'5"

UPVC double glazed bay window to the rear, cast iron ornamental fireplace, exposed brick chimney breast, radiator.

### **Bedroom Two**

11'5" x 11'5"

UPVC double glazed bay window to the frontage, cast iron ornamental fireplace, exposed brick chimney breast, radiator.

### **Bedroom Three**

8'2" x 7'0"

UPVC double glazed window to the frontage, radiator, loft hatch.

### **Loft**

Boarded, insulated, pull-down-ladder, light.

### **Externally**

To the frontage, forecourt, wall boundary.

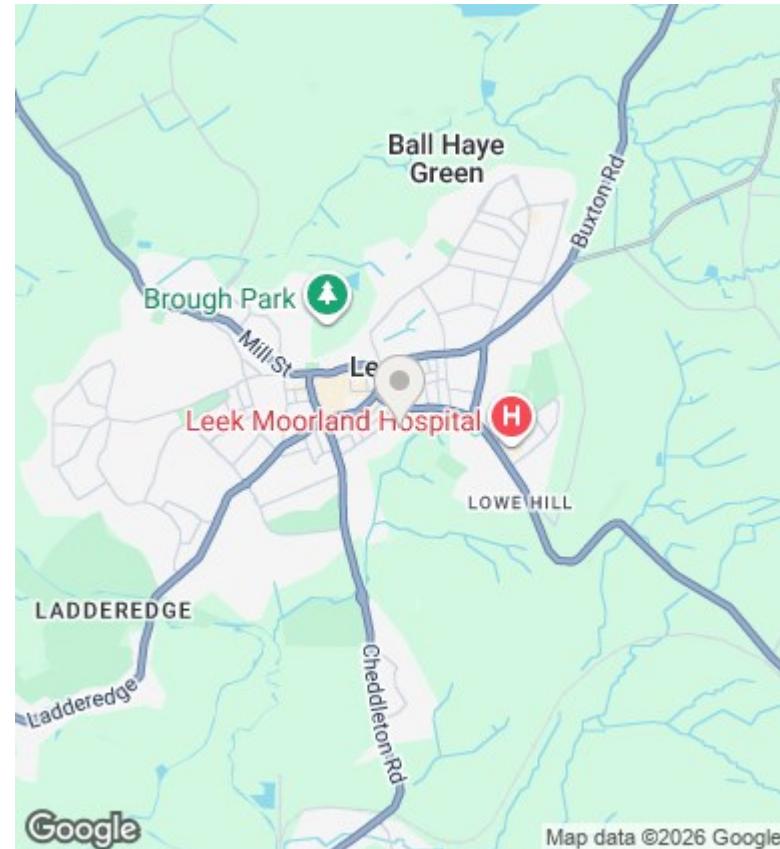
To the rear, tiered garden, paved patio, area laid to lawn, hedge and fence boundary, timber shed, mature trees and shrubs.







Whilst every attempt has been made to ensure the accuracy of the floorplans 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

C

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