



21 Cruso Street, Leek, ST13 8BJ

Offers Over £175,000

- A deceptively spacious mid-terraced property dating back to 1901, offering a wealth of character and accommodation arranged over three floors
- Generous and versatile living space throughout, ideal for growing families, first-time buyers or investors alike
- Four well-proportioned bedrooms, providing flexible accommodation for family living, guest rooms or home office use
- Spacious breakfast kitchen positioned at the heart of the home, offering ample storage, worktop space and room for informal dining and entertaining
- Convenient ground floor wet room fitted with practical cap and cove flooring, designed for durability and ease of maintenance
- Fully enclosed east-facing rear courtyard, creating a private outdoor space perfect for morning sunshine, seating and low-maintenance enjoyment

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Whittaker & Biggs are pleased to offer to the market this delightful mid-terraced house built in 1901. Spread over three floors, the property boasts four well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

At the heart of the home lies a spacious breakfast kitchen, ideal for both casual dining and entertaining. This inviting space is perfect for family gatherings or enjoying a quiet morning coffee. The ground floor also features a convenient wet room fitted with practical cap and cove flooring, designed with practicality in mind, ensuring ease of access and comfort for all.

The location is particularly appealing, as it is within a comfortable walking distance of Leek's vibrant town centre. Here, residents can explore a variety of independent shops, delightful cafés, and local attractions, making it a wonderful place to call home.



Council Tax Band: B



Ground Floor

Entrance

4'1" x 4'1"

UPVC double glazed door with stained glass transom window to the frontage.

Sitting Room

3.86 x 3.66 max measurement

UPVC double glazed window to the frontage, radiator, gas fire, tiled hearth and surround, cast iron mantel, ceiling beams, understairs storage cupboard.

Breakfast Kitchen

12'4" x 12'2"

UPVC double glazed window to the rear, units to the base and eye level, Cooke and Lewis induction hob, electric fan assisted oven, extractor hood, ceramic sink and a half with drainer, chrome mixer tap, vintage style radiator, tiled floor, ceiling beams, stairs to the first floor.

Utility

11'8" x 5'11"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, work surface, space for a freestanding fridge freezer, storage cupboard, radiator.

Wet Room

7'1" x 5'11"

UPVC double glazed window to the side aspect, chrome shower fittings, pedestal wash hand basin, chrome mixer tap, low level WC, fully aqua boarded, cap and cove flooring, chrome ladder radiator.

First Floor

Landing

Radiator, stairs to the second floor.

Bedroom One

12'8" x 11'9"

UPVC double glazed window to the frontage, built in wardrobes, airing cupboard housing the Baxi combi boiler, radiator.

Bedroom Two

9'10" x 8'5"

UPVC double glazed window to the rear, built in storage cupboards, radiator.

WC

5'4" x 2'9"

UPVC double glazed window to the rear, concealed cistern low level WC with cistern wash hand basin.

Second Floor

Bedroom Three

12'9" x 12'4" max measurement

Velux skylight to the rear, radiator.

Bedroom Four

12'9" x 8'3"

Velux skylight to the frontage, storage cupboard, eaves storage, radiator.

Externally

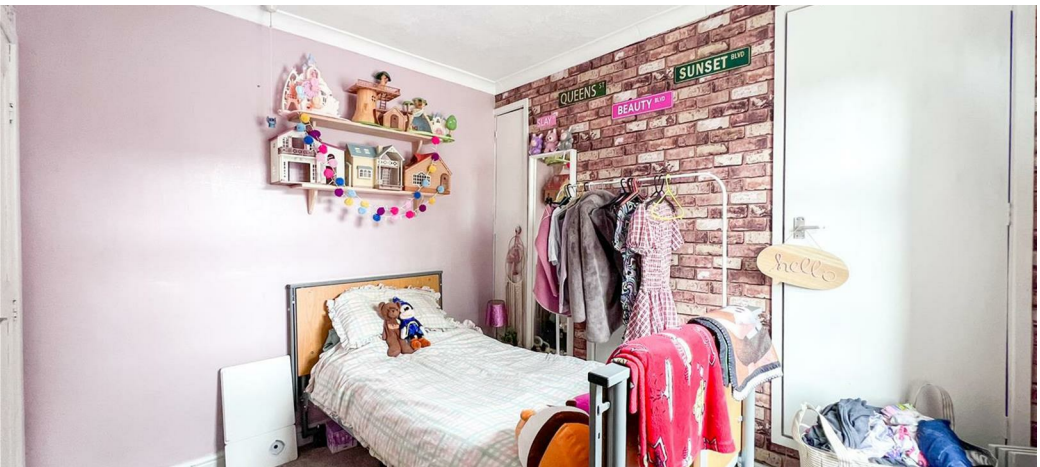
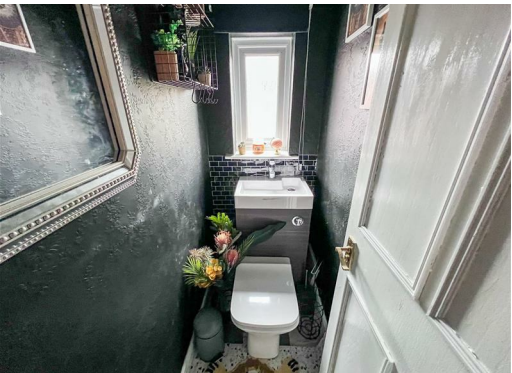
To the frontage, forecourt, wall boundary.

To the rear, paved courtyard, artificial lawn, wall and fence boundary, stone water feature, gated access to the rear.

AML REGULATIONS

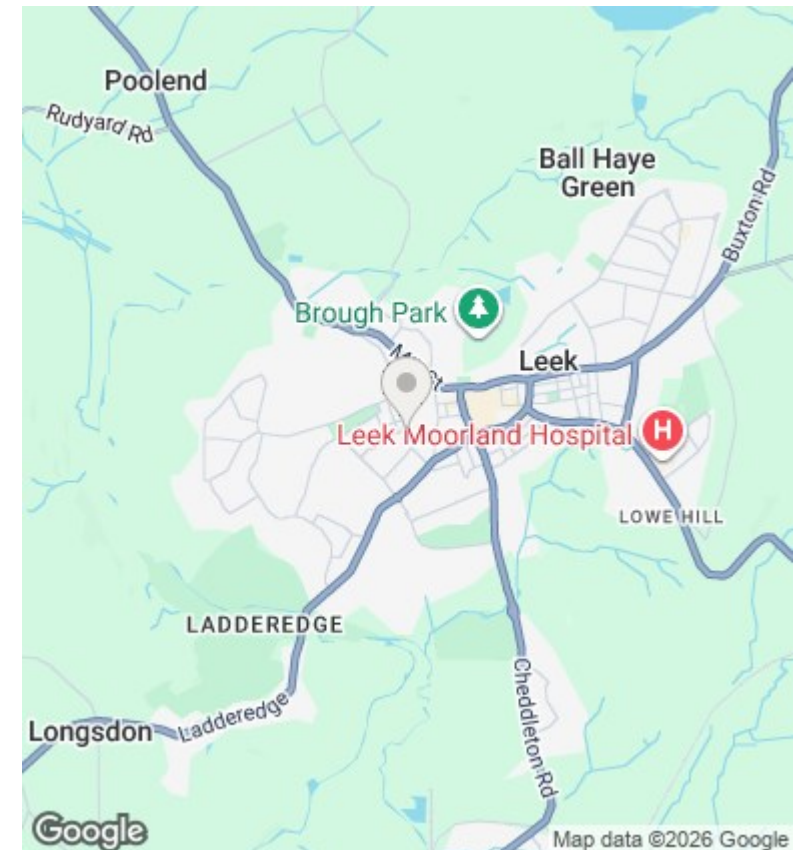
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC