



## II Overton Bank, Leek, ST13 5ES

Offers In The Region Of £130,000

- Grade II listed period property
- Two bedrooms
- Great opportunity for a first time buyer or buy to let investor
- Mid terraced home within walking distance of Leek Town Centre
- First floor bathroom
- NO CHAIN
- South facing rear courtyard



# II Overton Bank, Leek ST13 5ES

Whittaker & Biggs are pleased to bring to the market this grade II listed, mid-terraced house. Presenting an excellent opportunity for those seeking a comfortable home within easy reach of the town centre. With its prime location, residents can enjoy the convenience of local amenities, shops, and eateries just a short stroll away.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is thoughtfully designed, ensuring practicality and comfort for everyday living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.



Council Tax Band: A



## **Ground Floor**

### **Sitting Room**

14'6" x 14'5"

Wood door to the frontage, UPVC double glazed window to the frontage, internal wood glazed window to the rear, stairs to the first floor, understairs storage cupboard, two meter cupboards, gas fire, tiled hearth and surround, wood mantle, radiator, ceiling beams, wall lights.

### **Kitchen**

6'6" x 6'0"

Two UPVC double glazed windows to the rear, units to the base and eye level, ceramic Butler sink, chrome mixer tap, four ring gas hob, electric fan assisted oven.

### **Breakfast Room / Utility**

8'0" x 6'0"

Wood glazed door to the rear, wood glazed window to the rear, internal wood glazed window, radiator, breakfast bar, plumbing for a washing machine.

## **First Floor**

### **Landing**

6'6" x 2'9"

Loft hatch, airing cupboard housing the Atlantic combi boiler, radiator.

### **Bathroom**

5'7" x 5'2"

UPVC double glazed window to the rear, panel bath, chrome taps, shower

over, chrome fittings, glass concertina shower screen, wall mounted circular wash hand basin, low level WC, fully tiled.

### **Bedroom One**

14'6" x 8'0"

UPVC double glazed window to the frontage, radiator.

### **Bedroom Two**

9'3" x 6'4"

UPVC double glazed window to the rear, radiator.

### **Externally**

To the rear, courtyard, gated access to the side aspect, wall boundary.



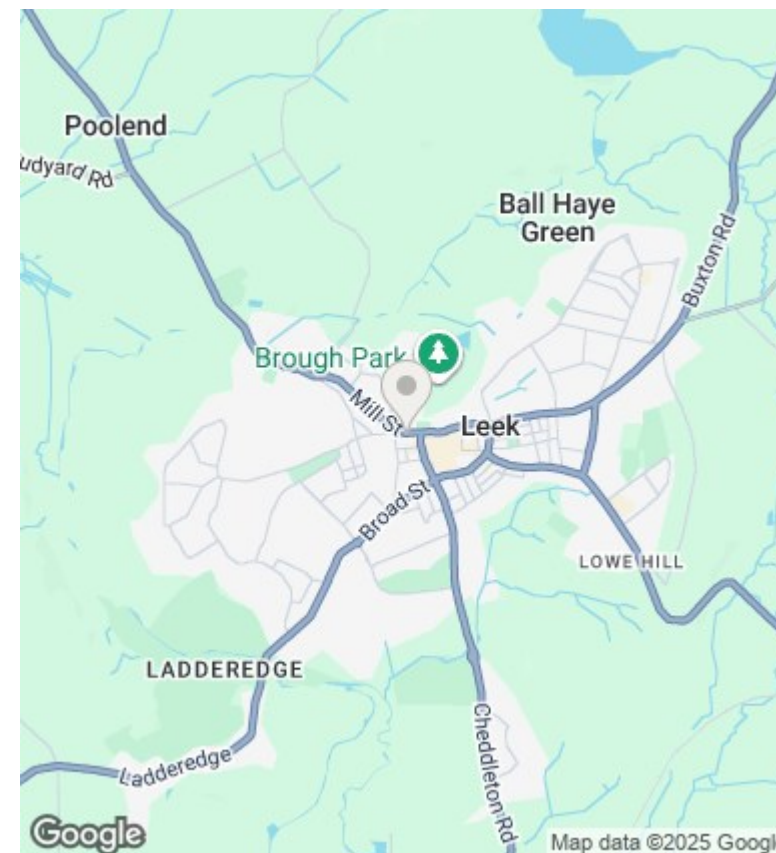








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC