



## 23 Alma Street, Leek, Staffordshire, ST13 8EH

Offers In The Region Of £189,950

- Three bedroom terrace home
- Walking distance of town centre
- Rear garden with excellent view
- Bathroom to the first floor
- Two reception rooms
- Loft room with fixed steps
- Rear porch with WC to ground floor
- Located within a quiet cul de sac
- Well equipped kitchen
- Entrance hallway with minton tiled floor

# 23 Alma Street, Leek ST13 8EH

Nestled in the charming town of Leek, Staffordshire Moorlands, this delightful three-bedroom terraced house on Alma Street offers a perfect blend of comfort and convenience. Situated on a tranquil cul de sac, the property provides a peaceful retreat while remaining close to local amenities and transport links.

Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The well-appointed kitchen leads to a convenient WC, ensuring practicality for everyday living.

The three generously sized bedrooms provide ample space for rest and personalisation, making this home perfect for families or those seeking extra room for guests or a home office.



Council Tax Band: B



### **Entrance Hallway**

uPVC double glazed door and window to the front elevation, radiator, minton tile floor, stairs to the first floor.

### **Sitting Room**

13'6" x 10'0"

Max measurement uPVC glazed bay window to the front elevation, feature fireplace with marble style hearth, surround, wood mantle, radiator.

### **Living Room**

13'5" x 12'7"

uPVC double glazed window to the rear, living flame gas fire set within a marble style hearth, surround, mantle, under storage cupboard.

### **Kitchen**

12'6" x 7'10"

Range of fitted units to the base and eye level, stainless steel one and a half sink with chrome mixer tap, four ring gas hob, electric oven and grill, extractor, radiator, tiled splash back, uPVC double glazed window to the side.

### **Rear Porch/Utility Area**

10'4" x 7'11"

Max measurements two uPVC double glazed windows to the side, space for a free standing fridge/freezer, partly tiled, gas fired boiler, plumbing for washing machine.

### **WC**

Low level WC, sink, extractor, inset down light.

### **First Floor**

#### **Landing**

#### **Bedroom One**

13'5" x 11'10"

Max measurements uPVC double glazed bay window to the front, radiator, access to loft room.

#### **Bedroom Two**

12'6" x 10'4"

Max measurements uPVC double glazed window to the rear, radiator.

#### **Bedroom Three**

8'2" x 8'0"

uPVC double glazed window to the rear, radiator.

#### **Bathroom**

9'9" x 4'11"

Panel bath, chrome shower over, pedestal wash and basin, low level WC, radiator, uPVC double glazed window to the side, tiled, extractor fan.

### **Second Floor**

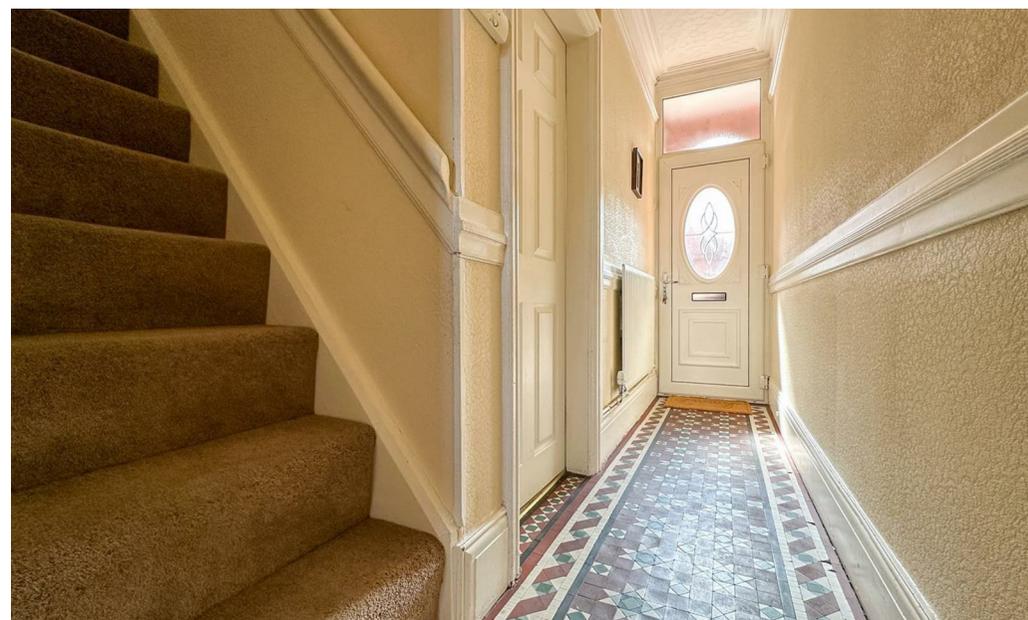
#### **Loft Room**

19'1" x 13'6"

Max measurement fixed staircase from bedroom one, velux style window to rear, power.

### **Externally**

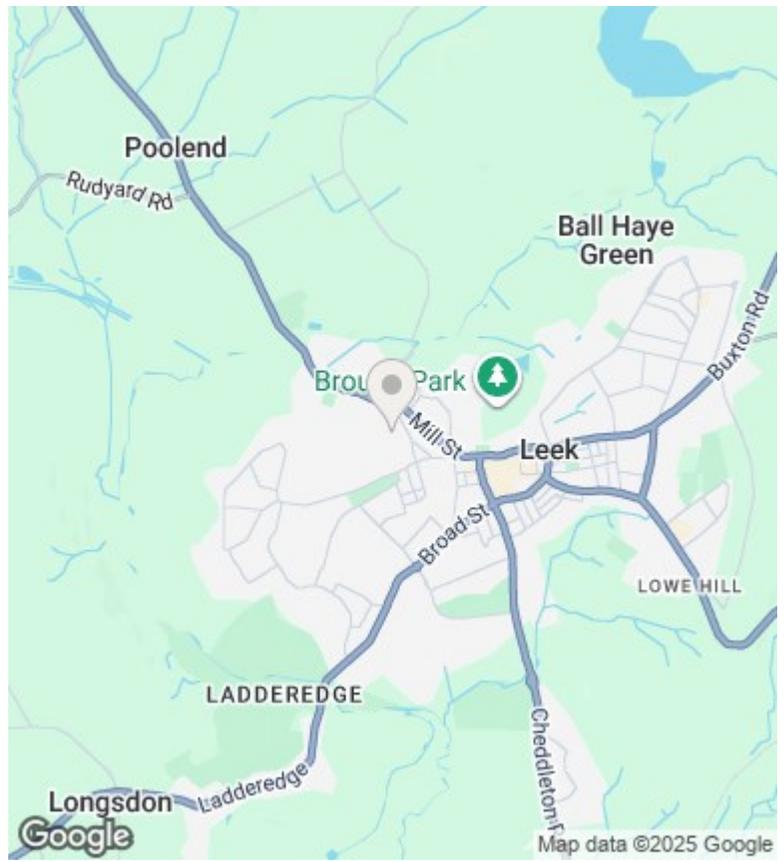
The rear garden is paved, has a walled boundary with fence, gated access to the rear, well stocked borders.







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 information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropac ©2025



### Directions

### Viewings

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

### Council Tax Band

B

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>			<b>73</b>
(55-68) <b>D</b>	<b>63</b>		
(39-54) <b>E</b>			
(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	