



39 Springfield Court, Leek, ST13 6LZ

Offers In The Region Of £140,000

- Two bedroom terraced home
- Conservatory to the rear
- NO CHAIN
- Driveway to the front
- First floor shower room
- Lots of potential
- Enclosed rear garden
- Conveniently located on the outskirts of town

39 Springfield Court, Leek ST13 6LZ

Nestled in the charming area of Springfield Court, Leek, Staffordshire Moorlands, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers and buy-to-let investors alike. The property boasts a convenient driveway at the front, ensuring easy access and parking.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features a well-appointed conservatory at the rear, providing a lovely space to enjoy the garden views and natural light throughout the year. The enclosed rear garden is a wonderful addition, offering a private outdoor area for gardening, leisure, or simply enjoying the fresh air.

The first floor hosts two comfortable bedrooms, ideal for restful nights, along with a modern shower room that adds to the practicality of the home. This property is situated on the outskirts of town, allowing for a peaceful living environment while still being within easy reach of local amenities and transport links.



Council Tax Band: B



Living Room

16'5" x 10'2"

UPVC double glazed door to the front, UPVC double glazed window to the front, radiator, stairs to the first floor with storage cupboard beneath, electric fire, marble style hearth, surround, wood mantle.

Kitchen

10'2" x 6'5"

Range of fitted units to the basin eye level, stainless steel sink, drainer, space for a washing machine, space for a fridge/freezer, space for a cooker, tiled splash backs, UPVC double glazed window and door to the rear, wall mounted gas fired boiler.

Conservatory

6'3" x 4'9"

UPVC double glazed, UPVC double glazed door to the side, radiator.

First Floor

Landing

Loft access.

Bedroom One

10'2" x 7'2"

Two UPVC double glazed windows to the front, radiator.

Bedroom Two

10'3" x 6'5"

Two UPVC double glazed windows to the rear, radiator, storage cupboard.

Shower Room

7'2" x 5'6" max measurements

Pedestal wash hand basin, low level W/C, electric Mira shower, fully tiled, extractor, airing cupboard with immersion heated tank.

Externally

To the front, paved and gravel driveway, raised well stocked borders.

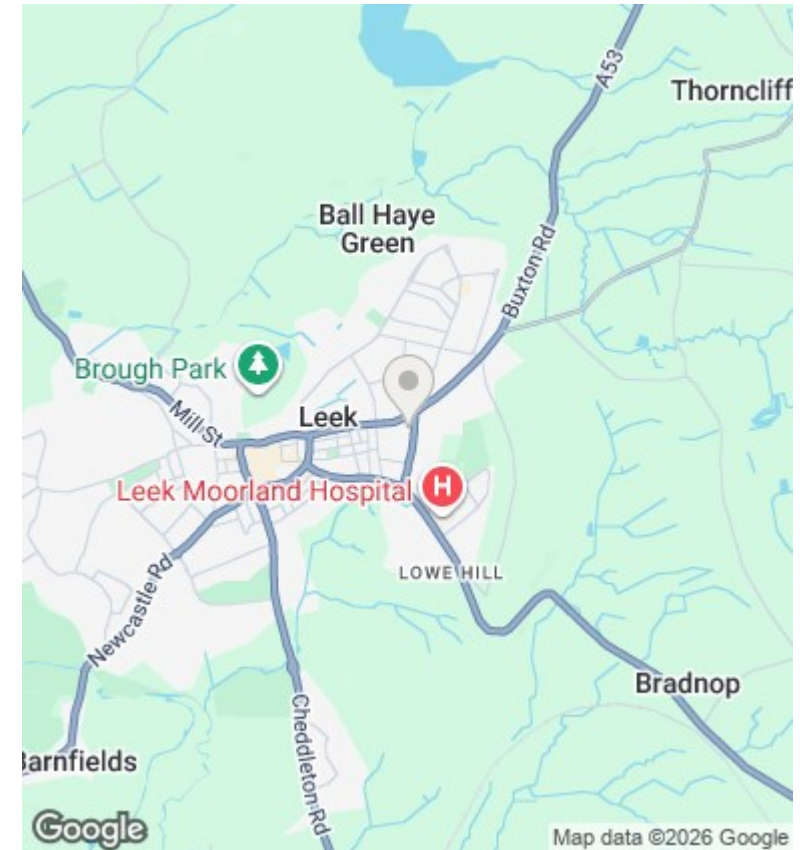
To the rear, outside water tap, patio, raised well stocked borders, fenced boundary, gated access to the rear.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operational efficiency can be given. Made with iFloorplan 1/2020



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	