



20 Barracks Way, Leek, ST13 8RE

Offers In Excess Of £200,000

- Well-presented two-bedroom home situated within a quiet and sought-after cul-de-sac location.
- An excellent opportunity for first-time buyers looking to step onto the property ladder.
- Conveniently positioned within walking distance of Leek town centre, schools, shops, supermarkets and leisure facilities.
- West facing, low maintenance paved rear garden.
- Generous conservatory overlooking the rear garden, offering versatile additional living accommodation.
- Two well-proportioned first-floor bedrooms.
- Equally suited to buy-to-let investors seeking a property in a popular rental area.
- Fitted kitchen with ample storage and workspace, opening into the conservatory.
- First-floor bathroom fitted with a three-piece suite.

20 Barracks Way, Leek ST13 8RE

Whittaker & Biggs would like to welcome you to this charming two-bedroom townhouse, presenting an excellent opportunity for those seeking a well-appointed home in a desirable area. The property boasts a welcoming reception room that flows seamlessly into a fitted kitchen, which offers ample storage and workspace, perfect for culinary enthusiasts.

One of the standout features of this home is the generous conservatory that overlooks the rear garden, providing a versatile space that can be used for relaxation, dining, or entertaining guests. The conservatory enhances the living area, allowing natural light to flood in and creating a warm and inviting atmosphere.

The property includes two comfortable bedrooms, ideal for small families, couples, or individuals looking for extra space. The well-maintained bathroom caters to all your needs, ensuring convenience and comfort.



Council Tax Band: B



Location

Barracks Way enjoys a convenient cul-de-sac position within walking distance of Leek town centre, providing easy access to a wide range of shops, cafés, restaurants and everyday amenities. The location combines the convenience of town living with close proximity to the beautiful Staffordshire Moorlands countryside, offering excellent opportunities for walking, leisure and outdoor pursuits, making it an ideal location for a variety of buyers.

Ground Floor

Hall

Wood double glazed door to the frontage, radiator, stairs to the first floor.

Sitting Room

14'11" x 10'2"

UPVC double glazed bay window to the frontage, radiator, electric fire, marble effect hearth, wood mantel, understairs storage cupboard.

Breakfast Kitchen

13'5" x 9'8"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Lamona gas hob, Candy electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap with spray attachment, space and plumbing for a washing machine, space for an undercounter fridge, space for an undercounter freezer, gas fired wall mounted Worcester combi boiler, radiator, space for table and chairs.

Conservatory

11'10" x 9'4"

UPVC double glazed construction, polycarbonate roof, brown vertical column radiator.

First Floor

Landing

Loft hatch, airing cupboard

Bathroom

7'6" x 6'3"

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern, low level WC, chrome ladder radiator.

Bedroom One

13'5" x 9'10"

UPVC double glazed window to the rear, radiator.

Bedroom Two

11'10" x 6'9"

UPVC double glazed window to the frontage, radiator, built-in wardrobe.

Externally

To the frontage, block paved shared driveway.

To the rear, paved garden, fence boundary, wall boundary, timber shed, gated access to the side.

Land

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you

have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

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Directions

Viewings

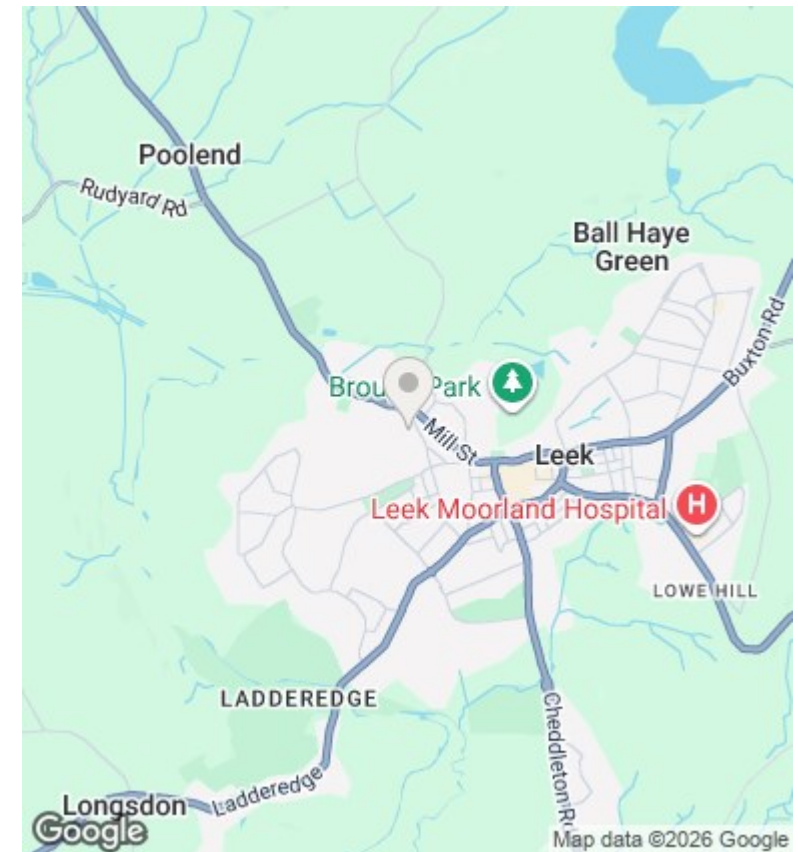
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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